









An impressive and immaculately presented, extended Freehold five bedroom semi-detached home with a wonderful mature garden, situated in this sought-after residential area, available with no upper chain involved. Internally the well-appointed accommodation includes a hall with cloakroom/wc and staircase to the first floor. There is a spacious lounge with double doors leading through to the dining room and a fitted kitchen. On the first floor there are five bedrooms and a superb, contemporary family bathroom/wc. Externally there is a driveway, garage, a covered walkway providing access to the front and rear and a generous garden to the rear. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via double glazed entrance door.

Entrance Hall



There are 2 radiators, staircase to first floor landing, under stairs storage cupboard and doors connecting off to the cloakroom WC, lounge and kitchen.

Cloakroom WC



Fit with a low level WC, mini wash hand basin and a radiator.

Lounge 14'9" x 15'0" (into bay and alcoves)



This spacious room has a double glazed bay window to the front, 2 radiators, feature fireplace and double doors leading through to the dining room.

Dining Room 10'11" x 8'10"



Double glazed patio doors leading to the rear garden, a radiator and access to the kitchen.

Kitchen 10'11" x 8'9"



Fitted with a range of wall and base units with work surfaces over incorporating one and a half bowl sink and drainer unit. Brand new appliances included - cooker, fridge freezer and a

dishwasher. Radiator, double glazed window to the rear and a door to the covered walkway.

Covered Walkway

With doors to both the front and rear of the property, a built in cupboard and a door connecting through to the garage.

First Floor Landing

Access to loft which is boarded, there's an integral loft ladder and Velux roof window.

Bedroom 1 12'9" x 13'5"



With 2 double glazed windows to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'6" x 8'10"



With a double glazed window to the rear and a radiator.

Bedroom 4 12'7" x 11'3"



Double glazed window tot the front and 2 radiators.

Family Bathroom



Fitted with a contemporary suite comprising of a low level WC with concealed cistern, wash hand basin set into vanity unit and a panelled bath with shower attachment. There is a feature radiator, double glazed window, tiled walls and an airing cupboard housing the central heating boiler.

Bedroom 3 9'0" x 8'1"



Double glazed window to the front and a radiator.

Bedroom 5 11'3" x 9'4"



Double glazed window to the rear and a radiator.

Outside



To the front of the property there is a garden and driveway providing off street parking, whilst to the rear there is a delightful generous garden laid mainly to lawn with patio are and planted borders.

Garage 20'1" x 8'1"

An integral garage with double timber access doors, double glazed window and a door to the covered walkway.

MAIN ROOMS AND DIMENSIONS

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

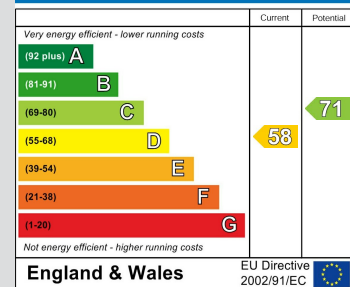
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

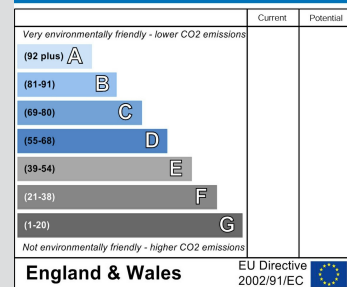
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