















An extended three bedroom semi-detached house with an attractive interior and a beautiful rear garden. Internally comprising of an entrance porch, lounge, that opens through to a extended dining kitchen whilst to the first floor there are three bedrooms and a modern bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators and gardens to the front and rear. The property is ideally placed for a range of amenities including shops and schools, as well as offering transport connections to surrounding areas. We highly recommended early viewing.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to entrance porch.

## Entrance Porch

Double glazed windows, inner door leading through to the lounge.

## Lounge 13'8" x 12'11" not inc staircase



Double glazed bow window to front, radiator, part panelled walls, staircase to the first floor and the room open through into the kitchen/diner.

## Kitchen/Diner 17'7" x 6'9" + 8'11" x 8'8"



Superb open plan room fitted with wall and base units with work surfaces over incorporating a breakfast bar and a sink and drainer unit, integrated appliances include an oven and hob, integrated washing machine and integrated dishwasher, space provided for the inclusion of a fridge freezer. Double glazed door leading out to rear patio area, double glazed windows to side and rear and a radiator.

## First Floor Landing

Loft access hatch and doors leading to the three bedrooms and bathroom.

## Bedroom 1 9'4" x 14'2"



Double glazed bow window to front, radiator and built in cupboard providing storage space and housing the boiler.

## Bedroom 2 8'7" x 7'10"



Double glazed window to rear and radiator.

## Bedroom 3 7'10" x 9'7" max measure inc fitted robes and built



Double glazed window to front and a radiator.

## Bathroom/WC



Contemporary bathroom, low level WC with concealed cistern, wash hand basin, bath with overhead shower, tiled walls and floor, ladder style heated towel rail, and double glazed windows.

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## Outside



## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Council TaxBand

The Council Tax is Band A.

## Important Notice

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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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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 £300.00 by Movewithus Ltd.

## Viewings Fst

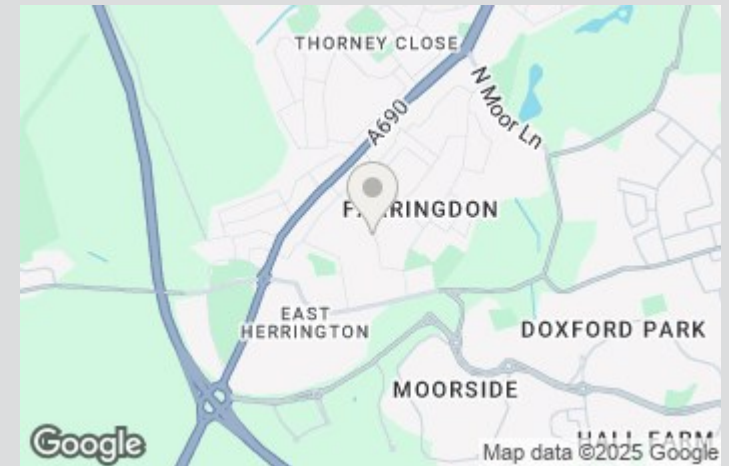
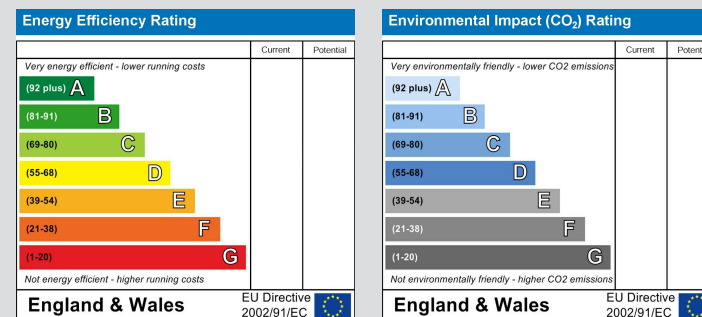
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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