









A superb three bedroom semi-detached house situated within the sought-after Cherry Tree Park development. Internally the impressive accommodation is accessed via an entrance hall with a cloakroom/wc and door connecting through to an attractive lounge. At the rear there is an impressive kitchen / diner, fitted with a range of stylish units, integrated appliances and French doors to the rear garden. On the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a lawned garden to the rear and the property benefits from a double length driveway. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. With no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

There is a radiator and doors leading off to the cloakroom/WC and lounge.

Cloakroom/WC



Low level WC with pedestal wash hand basin and a radiator.

Lounge 14'4" x 12'0" not inc staircase area



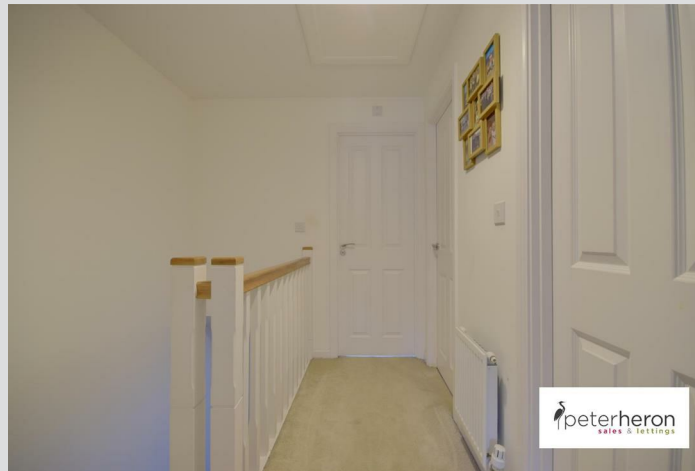
Double glazed window to the front, radiator, staircase to the first floor with under stair storage cupboard and a door to the kitchen/diner.

kitchen Diner 14'11" x 8'9"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven, electric hob with extractor chimney over, a fridge, freezer, dish washer and washing machine, there is a double glazed window to the rear, double glazed French door to the rear garden and a radiator.

First Floor Landing



Radiator and doors to the three bedrooms and bathroom.

Bedroom 1 12'0" x 7'11"



Double glazed window to the rear and a radiator.

Bedroom 2 11'2" x 7'11"



Double glazed window to the front and a radiator.

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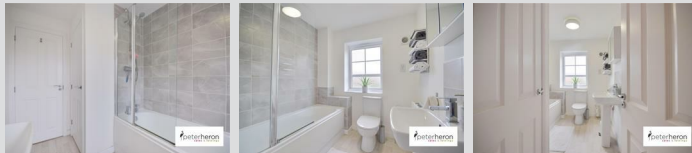
MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'9" x 6'8"



Double glazed window to the rear and a radiator.

Bathroom



Fitted with a modern suite comprising with a low level WC, pedestal wash hand basin, panel bath with mains fed shower over, radiator, double glazed window and built in storage cupboard.

Outside

Small garden to the front and a attractive lawned garden to the rear, the property also benefits from a double length driveway providing off street parking.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size

verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor

8 Cherry Brooks Way