









This refurbished and modernised three bedroom end terrace house, provides an impressive standard of accommodation. Internally the immaculate accommodation on the ground floor includes an entrance lobby with staircase to the first floor, an attractive lounge and a superb modern kitchen / diner. To the first floor there are three excellent bedrooms and a contemporary bathroom/wc. Externally the house features generous gardens. The property is ideally placed for access to local amenities as well as offering excellent links to major road connections including the A19. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC front door into

Entrance Lobby

With radiator, stairs to first floor and a door to lounge.

Lounge 14'2" x 12'4"



Double glazed bay window to the front elevation, radiator, feature fireplace, storage cupboard and door to the kitchen/diner.

Kitchen/Diner 15'10" x 8'9"



Spacious kitchen/diner featuring a range of wall and base units with wood effect countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit. Integrated Lamona oven and gas hob with extractor hood over and space provided for a fridge freezer, washing machine and tumble dryer. Double radiator, four double glazed windows to rear and side elevations and a UPVC door to the garden.

First Floor Landing

Landing with double glazed window to the side elevation and doors to

Bedroom 1 (Rear) 12'2" x 7'9"



Double glazed window to the rear and a radiator.

Bedroom 2 (front) 10'9" x 9'7" max



Double glazed window to the front elevation, radiator and built in wood frame mirrored sliding door wardrobes and a dressing table.

Bedroom 3 (rear) 8'1" x 8'10" max



Double glazed window to the rear elevation, radiator and built in mirror fronted sliding door wardrobes.

Bathroom



Contemporary suite with low level wc, wash hand basin and a bath with shower over. Chrome heated towel rail, part tiled walls and a double glazed frosted window.

Outside



Generous low maintenance front and rear gardens with a shed to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice

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MAIN ROOMS AND DIMENSIONS

be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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.

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Fawcett Street Viewings

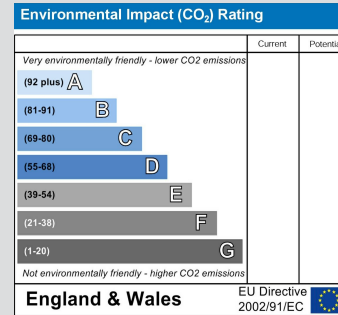
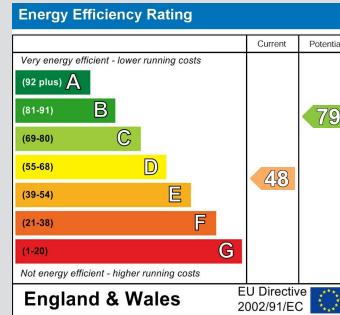
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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