









A superb four bedroom semi-detached house, providing spacious and attractive accommodation within this popular location. Internally the accommodation briefly comprises of a hall with staircase to the first floor, lounge enjoying a dual aspect and a fitted kitchen / diner. On the first floor there are three bedrooms and a contemporary bathroom/wc whilst to the first floor there is a fourth bedroom. Externally there are delightful gardens to the front and rear. This location is ideal for local amenities, shops and schools as well as offering excellent connections to major transport links including the A19. Viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Staircase to first floor and radiator.

Lounge 17'8" x 11'5"



2x double glazed windows to front and rear, radiator and feature fireplace.

Kitchen/Diner 17'7" x 9'5"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space for washing machine. Storage cupboard

housing wall mounted boiler and providing space for fridge freezer. 3x double glazed windows to front, side and rear, radiator and UPVC door to rear.

First Floor Landing



Double glazed window, radiator and staircase to top floor.

Bedroom 1 11'11" x 9'8"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 2 9'5" x 9'0"



Double glazed window to front and radiator.

Bedroom 3 8'8" x 9'0"



Double glazed window to rear, radiator and built in wardrobes.

Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, heated towel rail and double glazed window.

Top Floor

Bedroom 4 13'2" x 10'3"



Double glazed window to rear, radiator and Velux window.

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MAIN ROOMS AND DIMENSIONS

Storage Area 9'9" x 9'5"



Radiator.

Outside



Gardens front and 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 - Particulars

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

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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.

Sea Road Viewings

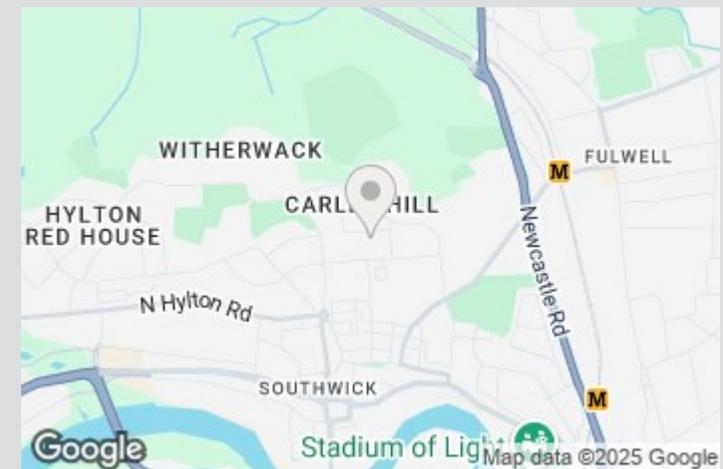
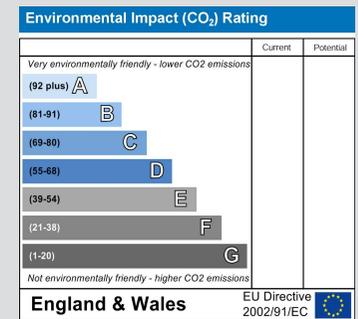
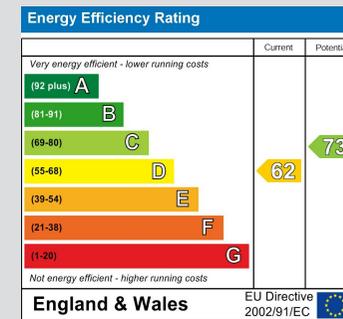
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

98.3 m²

Reduced headroom

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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