









This well presented three bedroom end link property offer spacious accommodation. Briefly comprising lounge, dining kitchen, three bedrooms and bathroom along study space to the first floor. Externally there is a neat patio to the front with yard to rear with the added bonus of a. Located on this popular estate close to many local amenities including schools, parks and excellent access to the both the A19 and City Centre. Available immediately on an unfurnished basis.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Lobby

Single radiator, tiled flooring and stairs to first floor with understairs storage cupboard which houses the meters and fuse box.

Living Room 11'3" x 13'6"

Double glazed window to rear, tiled floor and single radiator.

Kitchen/Diner 16'10" x 10'0"

Base and eye level units with work surfaces over incorporating sink and drainer unit, double cooker and extractor hood, tiled flooring, tiled splashbacks, double glazed window, wall mounted Pro Combi boiler, wall mounted single radiator and a further double glazed window to the rear.

First Floor Landing

Double glazed window, single radiator, airing cupboard and access to loft.

Bedroom 1 10'7" x 11'3" into fitted robes

Double glazed window, single radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 10'7" x 6'2"

Double glazed window, single radiator and wood effect flooring.

Bedroom 3 10'7" x 6'0"

Double glazed window and single radiator.

Study Space

Bathroom

Low level WC, washbasin and bath with overhead shower, part tiled walls, double glazed window and single radiator.

Outside

Garden to front, courtyard to rear with GARAGE.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Srd

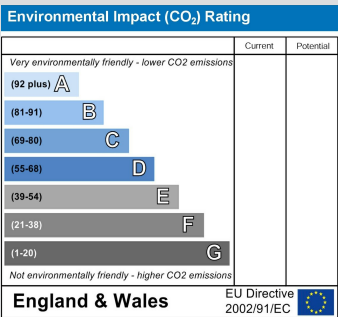
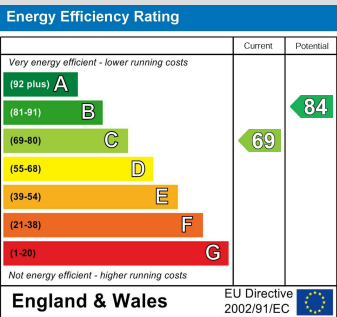
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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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