









WAITING LIST FULL AS OF 01/04/2025.

A beautifully appointed two bedroom end link house, occupying a delightful position within the sought-after Cherry Tree Park development. Internally the immaculate and stylish accommodation on the ground floor includes an entrance hall with a cloakroom/wc and a fabulous open plan lounge / dining and kitchen area with French doors to the rear garden and a modern fitted kitchen with integrated appliances. On the first floor there are two well-proportioned double bedrooms and a contemporary bathroom/wc. Externally there is a small garden to the front and a delightful lawned garden to the rear with gated access to a parking space. 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. Available End of April 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

There is a radiator, door to the cloakroom/WC and a door to the open plan lounge, kitchen and breakfast area.

Cloakroom/WC

Low level WC, pedestal wash hand basin, radiator and double glazed window.

Open Plan Lounge, Dining And Kitchen Area

Fabulous open plan space enjoying a dual aspect with a double glazed French door to the rear garden, double glazed window to the front, there are two radiators, staircase to the first floor with under stair storage cupboard.

Kitchen Area

Fitted with a range of contemporary units with work surfaces over incorporating a sink and drainer unit, integrated appliances include and oven, hob with an extractor chimney over, fridge, freezer, dishwasher and a washing machine.

First Floor Landing

With a radiator and doors to the two bedrooms and bathroom.

Bedroom 1 12'9" x 7'10"

Two double glazed windows to the front and radiator.

Bedroom 2 8'9" x 12'10" max measure into recess

Double glazed window to the rear, radiator and built in cupboard.

Bathroom

Modern suit with low level WC, pedestal wash hand basin, panel bath with mains fed shower over, there is tiling around the bath, a radiator and extractor fan.

Outside

There is a small lawned garden to the front, whilst to the rear there is a generous garden laid mainly to lawn with a paved area and pathway to a gated access that lead to the private parking space.

Council Tax Band

The Council Tax Band is Band B

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.

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Important Notice Part 2

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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

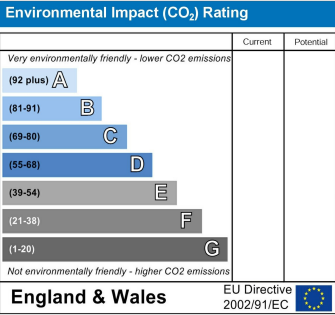
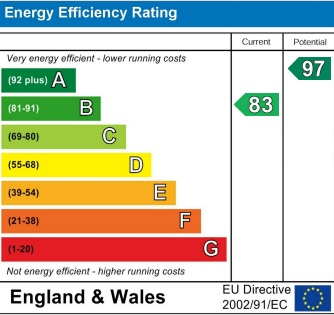
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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