













This three bedroom semi-detached house occupies a superb corner plot within this sought-after area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen and a utility. To the first floor there are three bedrooms, a shower room and separate wc. Externally the property has a generous plot with gardens to the front, side and rear, along with a driveway and an attached single garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Providing fantastic potential, the property is offered for sale with no upper chain involved, viewing is essential.



# MAIN ROOMS AND DIMENSIONS

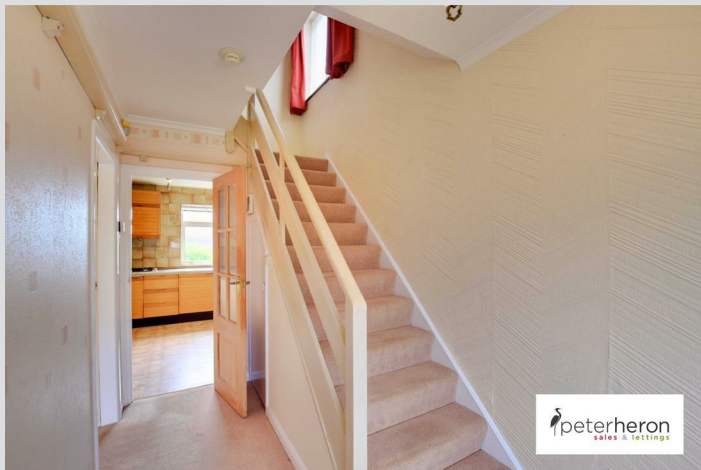
## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner door to hallway.

## Hallway



Staircase to first floor with storage under.

## Lounge 13'8" x 11'10"



Double glazed bay window to front, radiator and timber/glass doors into dining room.

## Dining Room 11'0" x 8'7"



Double glazed window to rear and radiator.

## Kitchen 10'11" x 9'6"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven and gas hob. Double glazed window to rear, radiator and door to utility.

## Utility 12'10" x 9'11"



Providing space for fridge freezer, washing machine and tumble dryer. Storage cupboard, radiator and door to garage. Double glazed windows and UPVC door to rear

## First Floor Landing

Double glazed window to side and access to loft hatch.

## Bedroom 1 14'5" x 11'0"



Double glazed window to front and radiator.

## Bedroom 2 10'11" x 11'1"



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

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## Bedroom 3 8'2" x 7'3"



Double glazed window to front and radiator.

## Shower Room



Washbasin set into vanity unit and walk in shower with waterfall shower, radiator and storage cupboard.

## Separate WC



Low level WC, double glazed window.

## Outside



Generous front and rear gardens with a shed to the rear and driveway to front providing off street parking. Garage.

## 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 - Particulars

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:-  
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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.

## 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](http://peterheron.co.uk)

## Opening Times

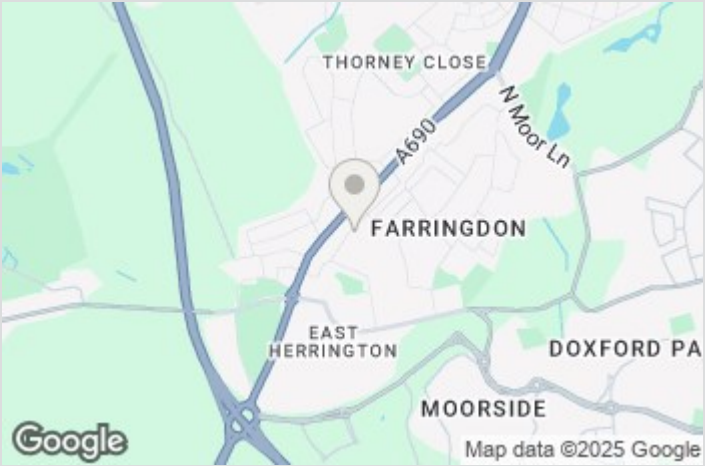
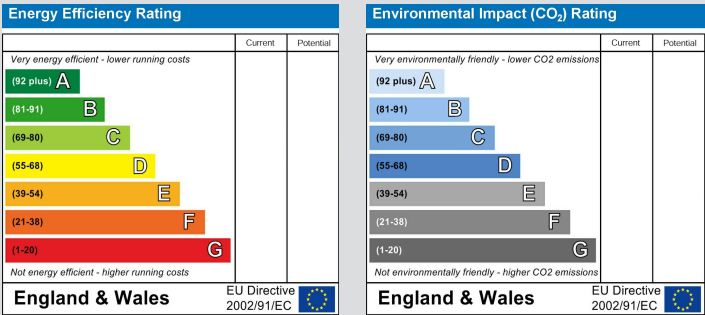
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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**Ombudsman**  
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