









This attractive three bedroom semi-detached house occupies a superb position within this highly regarded area, available with immediate vacant possession and no upper chain involved. Internally the accommodation is accessed via an entrance porch, connecting through to an impressive hall with a cloakroom/wc and a staircase to the first floor. There is a lounge that opens through to a generous dining room, a modern fitted kitchen and a useful laundry area. On the first floor there are three bedrooms and an upgraded, contemporary shower room/wc. Externally there is a garden to the front with a driveway, an attached garage with remote control roller shutter access door, a covered courtyard and a wonderful, mature garden to the rear, laid mainly to lawn with established planting. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

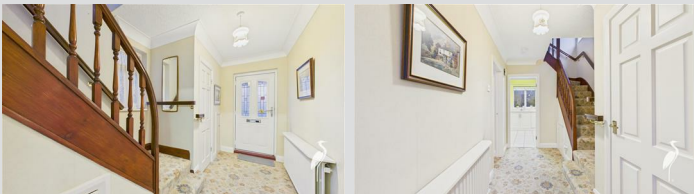
Ground Floor

Access via double glazed double doors.

Entrance Porch

Double glazed windows and inner Composite door to hall.

Reception Hall



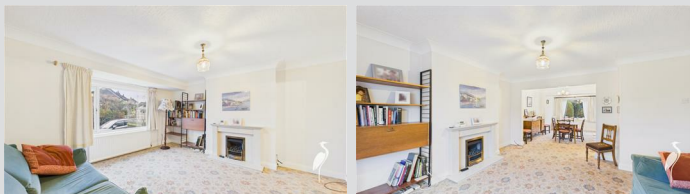
Staircase to first floor with understairs storage cupboard and radiator.

Cloakroom/WC



Low level WC and washbasin, double glazed window.

Lounge 14'11" x 14'9"



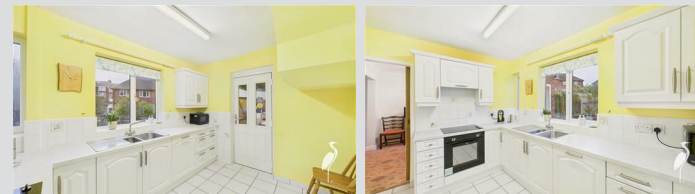
Double glazed window to front, radiator and the room opens through to dining room.

Dining Room 14'9" x 10'10"



Small extension to the rear with double glazed door to rear garden and double glazed window overlooking the garden. Radiator in main dining room with sliding door into kitchen.

Breakfasting Kitchen 8'10" x 11'2"



Modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven, hob and dishwasher, double glazed window to rear, tiled floor and radiator.

Laundry Room 10'0" x 11'1"

Fitted sink and drainer unit, wall mounted boiler, double glazed window to rear, double wooden door to rear garden and door to garage. Door to covered courtyard area.

First Floor Landing

Double glazed window to side and loft access hatch.

Bedroom 1 10'11" x 13'5"



Two double glazed windows to front, radiator and built in wardrobe.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'10" x 13'3"



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

Bedroom 3 8'9" x 9'0"



Double glazed window to front and radiator.

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, tiled walls, ladder style radiator and two double glazed windows.

Outside



To the front of the property there is a lawned garden with driveway providing off street parking and access to garage with remote control roller shutter access door and double glazed window. There is useful covered courtyard area with a door to the front of the property. To the rear there is a delightful mature garden with a lawn and established borders, plants and shrubs.

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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will 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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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 or book viewing online at peterheron.co.uk

Opening Times

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


Ombudsman


Visit www.peterheron.co.uk or call 0191 510 3323

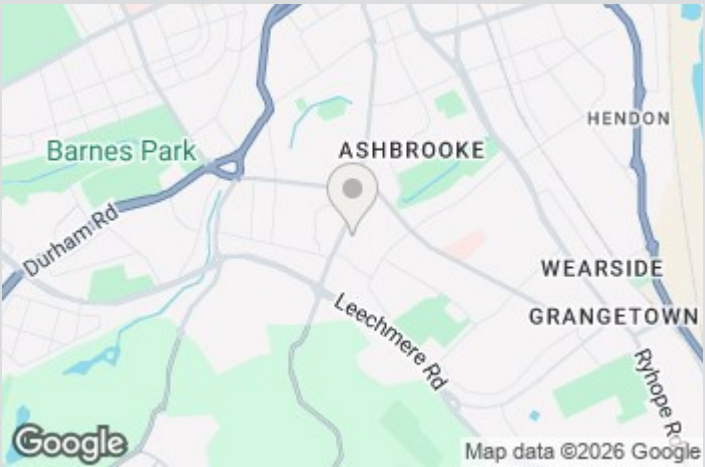
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MAIN ROOMS AND DIMENSIONS

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

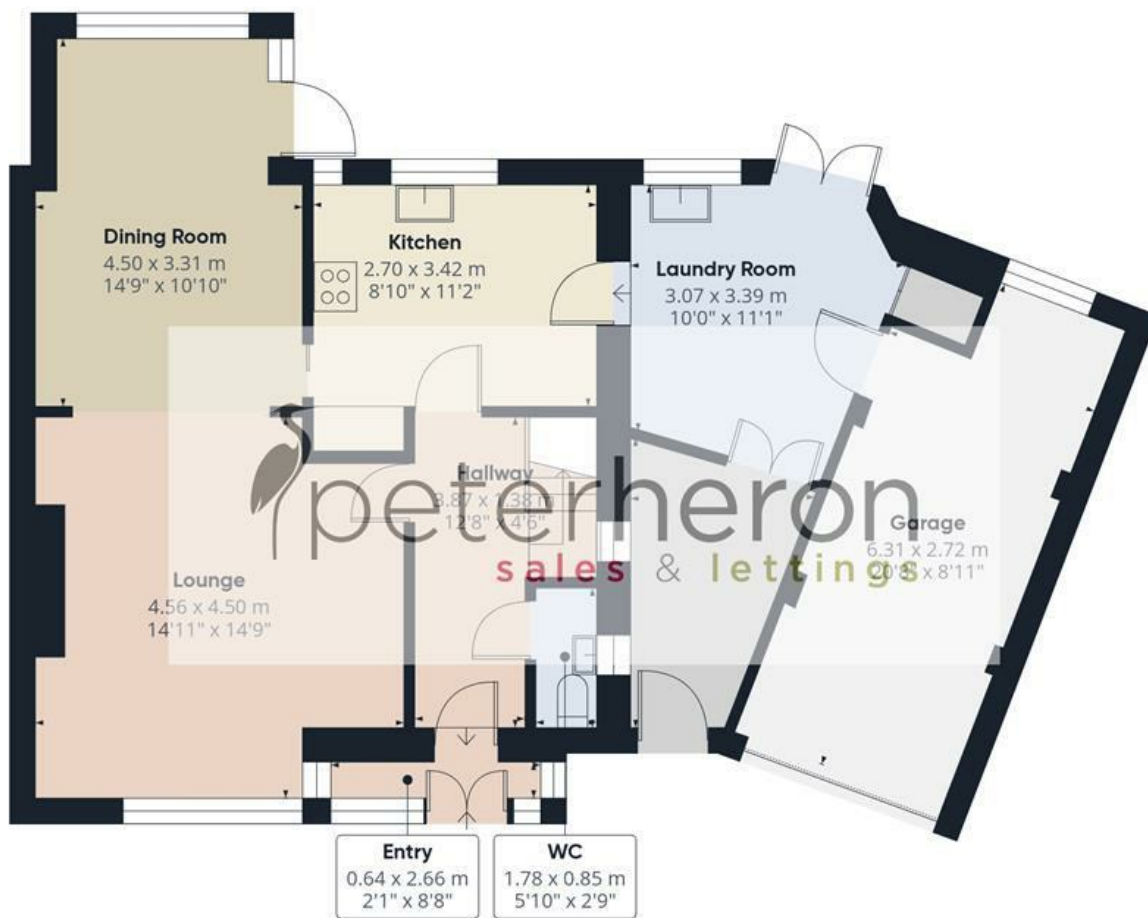
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor



First Floor

Approximate total area⁽¹⁾

127.4 m²

1372 ft²

(1) Excluding balconies and terraces

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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