









A superb, generously proportioned four bedroom semi-detached house, enjoying a delightful cul-de-sac position within this ever popular location. Internally the accommodation includes a reception hall, a spacious lounge through dining room, a breakfasting kitchen and a useful utility. On the first floor there are four well-proportioned bedrooms, one with an en-suite shower room/wc and there is a family bathroom/wc. The property benefits from gas central heating to radiators, double glazing, driveway, garage and gardens to the front and rear. Occupying an excellent cul-de-sac position within this highly regarded location, the property is ideally placed for local amenities, shops and schools, as well as offering transport links to surrounding areas. Early viewing is highly recommended! Carpets included in the price.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Hall



Radiator and storage cupboard.

### Lounge/Dining Room 24'10" x 14'0"



UPVC double glazed French doors to balcony, 2x double radiators, feature fire, UPVC double glazed French doors to rear and stairs to first floor. Door to kitchen.

### Breakfasting Kitchen 15'11" x 15'2"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with gas hob and cooker hood. Space provided for a fridge freezer. Double radiator, double glazed window to rear. Door to utility.

### Utility 8'5" x 6'1"



Space provided for washing machine and tumble dryer. Wall mounted boiler, radiator, double glazed window and UPVC door to rear.

### First Floor Landing



Radiator and access point to loft.

### Bedroom 1 13'10" x 10'0"



Double glazed window to rear, radiator and built in wardrobes. Door to en-suite.

### En-Suite Shower Room



Low level WC, washbasin and shower, storage cupboard, chrome heated towel rail and double glazed window.

### Bedroom 2 10'9" x 11'8"



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

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## Bedroom 3 14'8" x 8'7"



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

## Bedroom 4 6'10" x 13'8"



2x double glazed windows to rear and radiator.

## Bathroom 5'10" x 8'8"



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

## Outside



Multi level garden with block paved and gravelled areas.

Attractive lawned front garden with a block paved driveway providing off street parking and a garage.

### Council Tax Band

The Council Tax Band is Band D.

### 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

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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

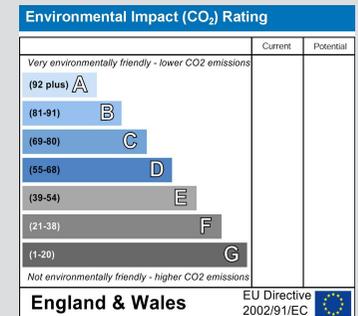
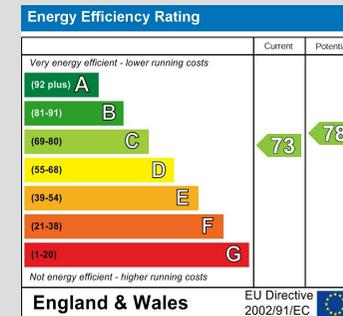
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

126.6 m<sup>2</sup>

1363 ft<sup>2</sup>

(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.

