









Occupying a sought after position on this popular residential development of Havelock Park. This superb three bedroom extended semi detached home is perfect for first time buyers and families alike, the internal accommodation comprises lounge opening through to beautiful modern kitchen and dining area with Bi-folding doors out onto the decked seating area, three first floor bedrooms and a bathroom. Externally to the front garden with drive and garage whilst to the rear a garden mainly laid to lawn with delightful decked seating area. The property is conveniently located for major routes to the A19, Nissan, Doxford International Business Park and the City Centre. Immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

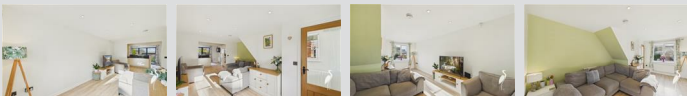
Entrance Porch

Double glazed windows and inner UPVC door to lobby.

Lobby

Radiator, double glazed window to side and stairs to first floor.

Lounge



Double glazed window to front and 2x radiators. Open plan into kitchen.

Kitchen



Range of modern soft closing wall and base units with countertops over incorporating 1 1/2 bowl under mount sink and drainer unit with mixer tap. Integrated double oven, five ring gas hob with cooker hood and low level fridge. Open plan into dining area.

Dining Area



Double glazed Bi-folding doors leading onto decked seating area, Velux window and radiator. Door to Utility.

Utility



Providing space for fridge freezer and washing machine. Doors to garage and WC. Velux window and UPVC door to rear.

Ground Floor WC



Low level WC and washbasin, radiator and double glazed window.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1



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

Bedroom 2



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



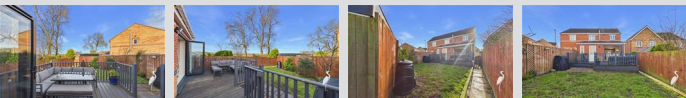
Double glazed window to rear and radiator.

Bathroom



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

Outside



Lawned garden to the front with gravelled driveway providing off street parking. Delightful garden laid mainly to lawn with raised decked seating patio and block paved areas.

Garage

Providing additional storage space. Access via up and over shutter door .

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 - Particulars

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Fawcett Street Viewings

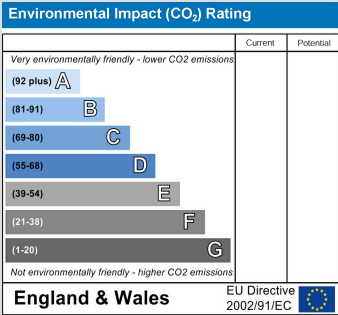
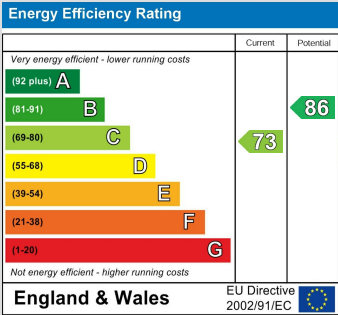
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor



First Floor



Approximate total area[™]

97 m²
1045 ft²

Balconies and terraces

15.8 m²
170 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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