









An impressive and beautifully presented three bedroom semi-detached house, situated on the ever popular Leechmere Road. The internal accommodation on the ground floor comprises of a hall with staircase to the first floor, lounge opening through to a dining room, an attractive breakfasting kitchen and a useful utility. On the first floor there are three bedrooms and a contemporary family bathroom/wc. Externally there is a driveway to the front, an attached single garage and a garden to the rear with a lawn and patio. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to hallway.

Reception Hall



Staircase to first floor with understairs storage cupboards and radiator.

Lounge 14'5" x 11'4" into alcoves



Double glazed windows to front with fitted shutters, radiator and the room opens through into dining room.

Dining Room 10'2" x 9'1"



Double glazed French door leading out into the rear garden, radiator and door to kitchen.

Breakfasting Kitchen 10'2" x 8'3"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, space for cooker, double glazed window to rear, radiator and door to utility.

Utility 7'8" x 7'4"



Fitted work surface with a Belfast style sink, space for fridge freezer, washing machine and tumble dryer. Double glazed door to rear garden and double glazed window to rear.

First Floor Landing



Impressive feature stain/lead glass window, airing cupboard with radiator.

Bedroom 1 14'7" x 10'7"



Double glazed window to front with fitted shutters and radiator.

Bedroom 2 10'4" x 9'4"



Double glazed window to rear providing superb open views over playing fields, and radiator.

Bedroom 3 8'9" x 7'0"



Maximum measurements taken including stairhead area, double glazed window to front, radiator and loft access hatch.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with mains shower over, attractive tiled walls and floor, radiator and two double glazed windows.

Outside



Garden to the front with a driveway providing off street parking and access to garage with up and over access door, single glazed window and wall mounted boiler. To the rear there is a garden with lawned area and patio.

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

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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 £210.00 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.

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

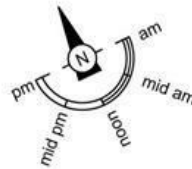


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Ground Floor
Approximate Floor Area
(44.80 sq.m)



First Floor
Approximate Floor Area
(39.20 sq.m)

304 Leechmere Road