

A spacious three bedroom semi-detached home, available with immediate vacant possession and no upper chain involved, within this ever popular area. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, a lounge, separate dining room and a kitchen. On the first floor there is a bathroom/wc and there are three bedrooms, one with a fixed staircase leading up to a fabulous loft space. Externally there is a block-paved driveway to the front and an attractive, low maintenance garden to the rear. The property benefits from a useful outhouse area, incorporating a utility area, double glazed windows, gas central heating to radiators and the benefit of solar panels (we have been informed by our client that these are owned and not leased). This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is essential to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Inner UPVC door to the reception hall.

Reception Hall



Stairs to the first floor with storage under, radiator and open archway into the kitchen.

Lounge 12'5" x 12'10"



Double glazed bay window to the front and radiator.

Dining Room 13'0" x 12'10"



UPVC double glazed sliding patio door to the rear, feature fireplace and radiator.

Kitchen 8'10" x 6'7"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Space for cooker and washing machine, double glazed window to rear, single glazed window and UPVC door to the outhouse.

Outhouse 14'7" x 7'1"



Double glazed window, storage cupboard and radiator. UPVC doors to front and rear. Open plan into the utility.

Utility 9'1" x 6'7"



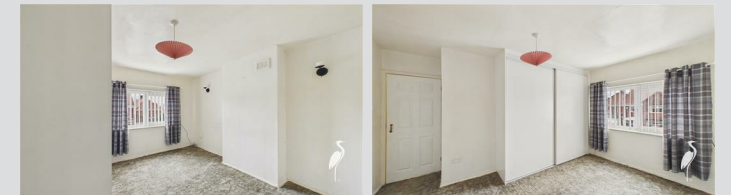
Base units with countertops over providing space for additional kitchen appliances. Double glazed window to front.

First Floor Landing



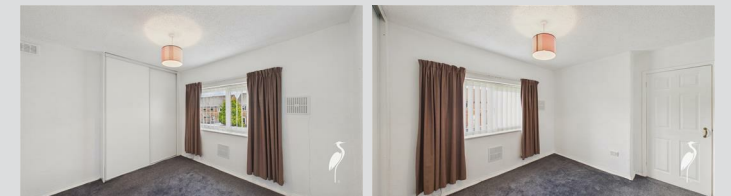
Window to the side.

Bedroom 1 14'1" x 10'11"



Double glazed window to the front, radiator, storage cupboard and built in sliding door wardrobes.

Bedroom 2 9'6" x 10'3"



Double glazed window to the rear, radiator, storage cupboard and built in sliding wardrobes.

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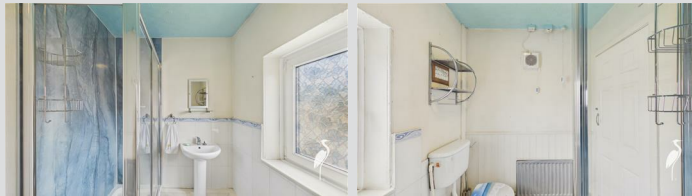
MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'10" x 6'2"



Double glazed window to the front, radiator and stairs to the loft space.

Shower Room



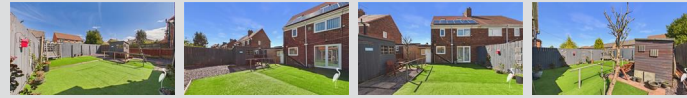
Low level WC, wash hand basin, shower cubicle, radiator and double glazed window.

Loft Space 14'4" x 6'9" plus 14'6" x 8'4"



Converted loft space with 2x Velux windows, 2x radiators and built in storage.

Outside



Garden to the front with block paved gated driveway proving off street parking. Generous, attractive rear garden with AstroTurf and gravelled areas featuring a shed.

Council Tax Band

The Council Tax Band is Band A.

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.

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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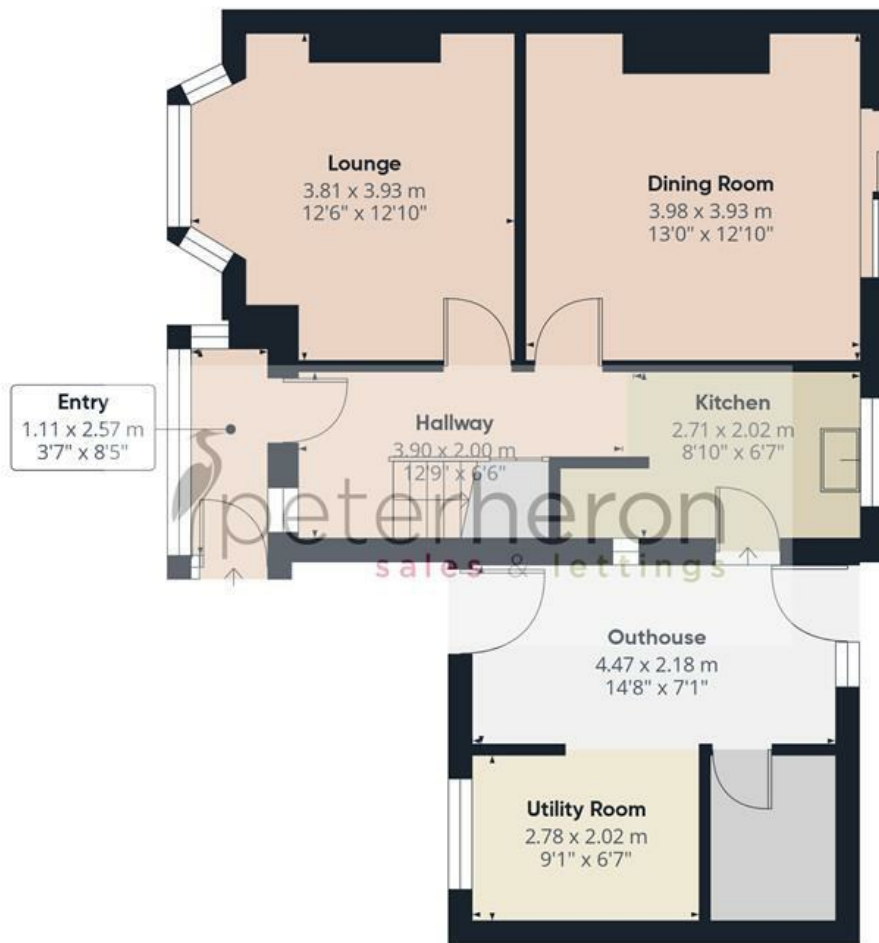
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Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

118.6 m²

1274 ft²

Reduced headroom

4.7 m²

51 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.