







RESERVED  
FOR THE  
*Best Mum*  
IN THE WHOLE WIDE WORLD



This spacious four bedroom semi-detached house, occupies an attractive corner plot within this ever popular location. Internally the well-appointed accommodation to the ground floor includes an entrance porch, hall with staircase to the first floor, lounge to the front with a bay window, a dining room to the rear that connects through to a delightful conservatory and there is an impressive contemporary kitchen. On the first floor there are four well-proportioned bedrooms and a modern family bathroom/wc. Benefits of the property include gas central heating to radiators, double glazed windows, driveway for off street parking and gardens to the front and rear, laid mainly to lawn. The property is ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Four bedroom homes in the area are rarely available to the open market, available with no upper chain involved, viewing is high recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Inner door to hall.

## Entrance Hall



Staircase to first floor with storage under.

## Lounge 15'1" x 14'2"



Single glazed bay window to front, double radiator and electric fireplace.

## Dining Room 12'11" x 10'11"



Electric fire, double radiator and UPVC double glazed French doors to conservatory.

## Conservatory 13'1" x 9'10"



Double radiator and UPVC double glazed doors to rear.

## Kitchen 8'6" x 8'1"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob, dishwasher and washing machine. Double glazed window and storage cupboard. Composite door to rear.

## First Floor Landing

Double glazed window and access point to loft.

## Bedroom 1 12'10" x 9'8"



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

## Bedroom 2 12'6" x 8'11"



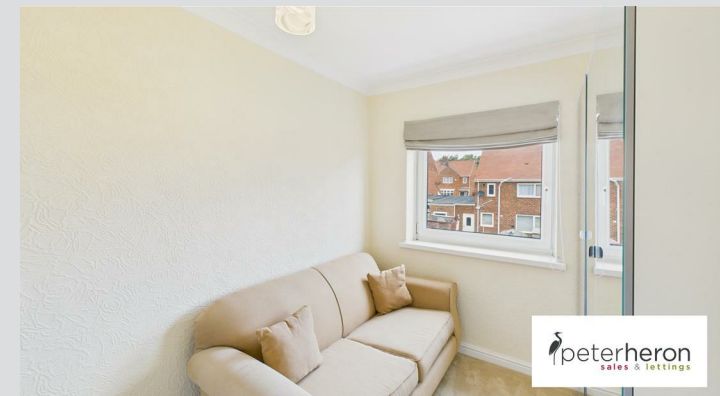
Double glazed window to rear, radiator and storage cupboard.

## Bedroom 3 10'4" x 10'0" maximum



Double glazed window to front, radiator and storage cupboard.

## Bedroom 4 9'2" x 7'8"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



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

## Outside



Generous corner plot with gardens to the front and rear, driveway to the front providing off street parking.

## 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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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

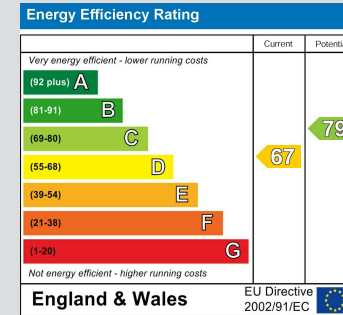
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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Floor 0

Approximate total area<sup>(1)</sup>  
108.3 m<sup>2</sup>



Floor 1

(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.