















Enjoying a pleasant cul-de-sac position this delightful three bedroomed semi detached home offers a superb living space and is situated on this fashionable development. Arranged over two floors the internal accommodation comprises entrance hall, lounge, dining kitchen, conservatory, three first floor bedrooms and a bathroom. Externally there is a garden to the front with a driveway leading to an attached garage, and an attractive garden to the rear with elevated timber decking and patio area. Conveniently situated for Doxford International Business Park and the A19, the property is within commuting distance of Durham City, Newcastle and Sunderland City Centre. Early viewing highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Reception Hall



Radiator, stairs to first floor and double doors to lounge.

## Lounge



Double glazed bay window to front elevation, radiator and feature fireplace. Double doors into dining kitchen.

## Dining Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit

with mixer tap. Space provided for an oven, washing machine and fridge freezer. Radiator, double glazed window to rear elevation and UPVC sliding door to conservatory.

## Conservatory



Double glazed windows and UPVC door to rear.

## First Floor Landing



Double glazed window to side elevation.

## Bedroom 1



Double glazed window to front elevation and radiator.

## Bedroom 2



Double glazed window to rear elevation and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3



Double glazed window to front elevation, storage cupboard and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and radiator.

## Outside



Garden to the front with block paved driveway providing off street parking and access to garage. Attractive Garden to the rear with decked, lawned, gravelled and patio areas.

## 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other 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

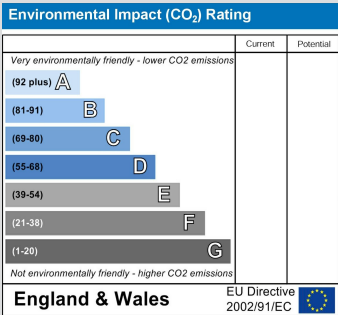
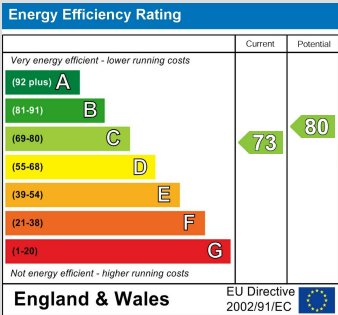
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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>**  
85.1 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.

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