









An impressive three bedroom semi-detached house, occupying an attractive cul-de-sac position within the ever popular area of Moorside. Internally the immaculate interior includes an entrance porch, hall with staircase to the first floor, lounge to the front and to the rear there is a superb dining kitchen, fitted with an excellent range units, a selection of integrated appliance and French doors to the garden. Completing the ground floor is a useful utility and a cloakroom/wc. On the first floor there are three bedrooms and a contemporary family bathroom/wc, featuring both a bath and a walk in shower. Externally there is a garden to the front with a driveway, an attached garage and to the rear, a lawned garden. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. We highly recommend arranging a viewing to fully appreciate this fabulous home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed French doors.

Entrance Porch

Double glazed window to front and inner door to hall.

Reception Hall



Stairs to first floor with storage under, radiator and storage cupboard.

Lounge 13'9" x 11'3"



Double glazed floor to ceiling window to front elevation, radiator and double doors opening into dining kitchen.

Dining Kitchen 10'6" x 17'7"



Range of modern wall and base units with wooden countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and ceiling extractor, microwave, fridge freezer and dishwasher. Double glazed window to rear and a vertical radiator. Door to utility.

Dining Area



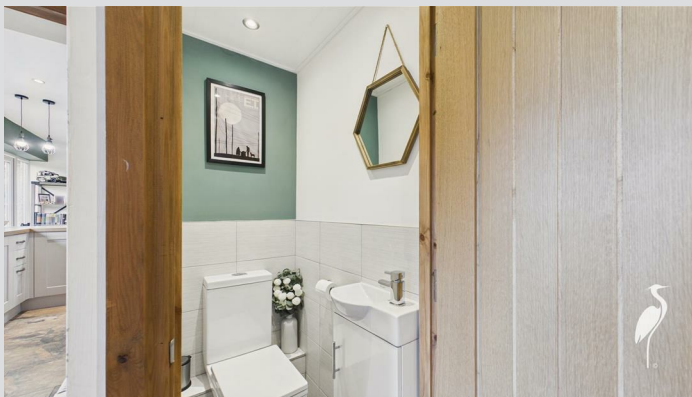
UPVC double glazed French patio doors to rear and radiator.

Utility 5'2" x 8'0"



Base units with countertops over providing space for washing machine and tumble dryer. UPVC door to rear and radiator. Door to WC. Door to garage.

Ground Floor WC



Low level WC and washbasin set into vanity unit.

First Floor Landing



Storage cupboard, double glazed window to side and access point to partially boarded loft.

Bedroom 1 11'8" x 9'9"



Double glazed window to front and radiator.

Bedroom 2 8'9" x 7'8"



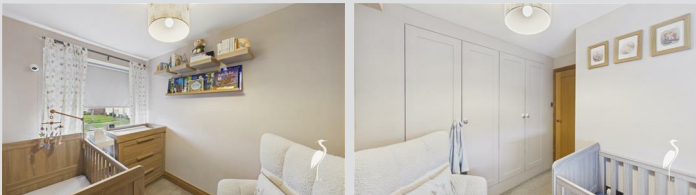
Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'8" x 6'3"



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

Bathroom



Low level WC with concealed cistern, washbasin, bath and walk in waterfall ceiling shower, chrome heated towel rail and double glazed window.

Outside



Garden to the front with driveway providing off street parking leading to garage, whilst to the rear there is a lawned garden with patio seating area.

Garage

Access via up and over shutter door

Providing storage space

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 - 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

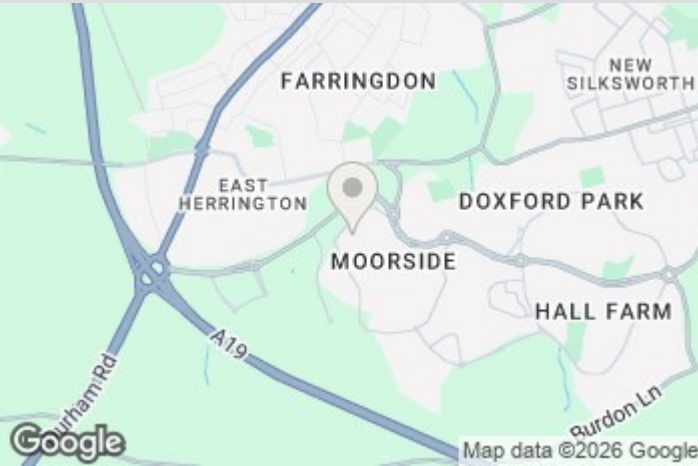
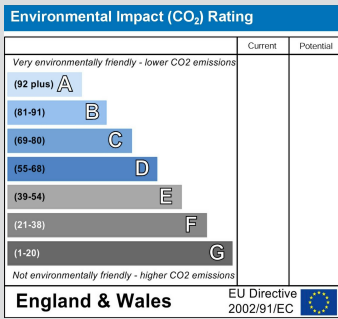
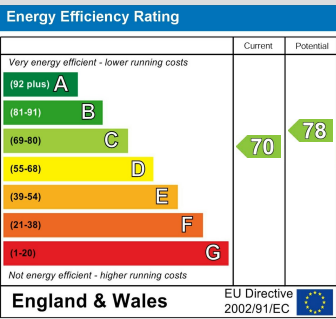
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

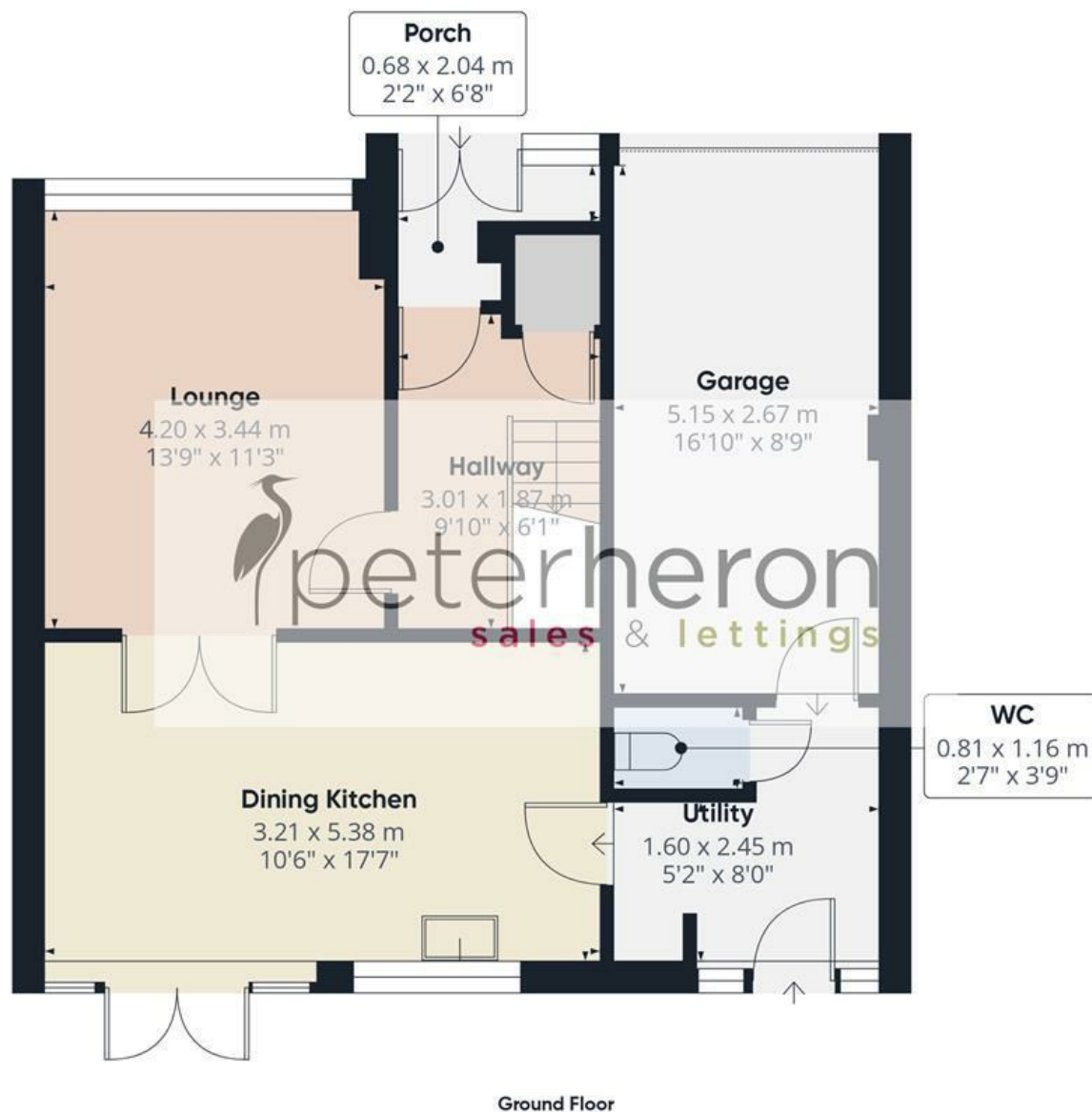
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Approximate total area⁽¹⁾

95.7 m²
1031 ft²

(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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