

An extended three bedroom semi-detached house, providing spacious and flexible accommodation. Internally the attractive accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, a superb lounge, a generous fitted dining kitchen and a double bedroom with en-suite wet room/wc. On the first floor there are two further double bedrooms and a bathroom/wc. Externally there is a low maintenance garden to the front and a delightful garden to the rear with a lawn, patio area and planted borders. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

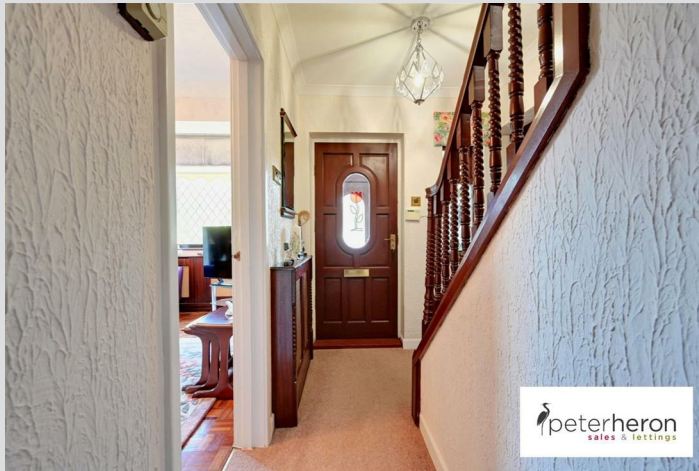
Ground Floor

Access via UPVC double glazed entrance door.

Entrance Porch

UPVC double glazed window and inner door leading through to hall.

Hall



Radiator and staircase to first floor.

Lounge 17'4" x 11'6" into alcove



UPVC double glazed window to front, radiator and feature fireplace.

Dining Kitchen 23'6" x 9'7" narrowing to 6'2"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for cooker, fridge freezer and washing machine, radiator, UPVC double galzed window to rear and timber framed double glazed sealed unit window to rear. UPVC double glazed door to rear garden and built in cupboard.

Bedroom 1 12'6" x 10'4" plus 7'10" x 6'0"



UPVC double glazed French door to front, UPVC double glazed window to front, 2x radiators, sliding door to en-suite.

En-Suite Wet Room



Low level WC, washbasin set into vanity unit and wet area with electric shower, chrome ladder style radiator and extractor fan.

First Floor Landing

Timber framed double glazed sealed unit window to side, radiator and access point to loft.

Bedroom 2 12'10" not including robes x 11'3"



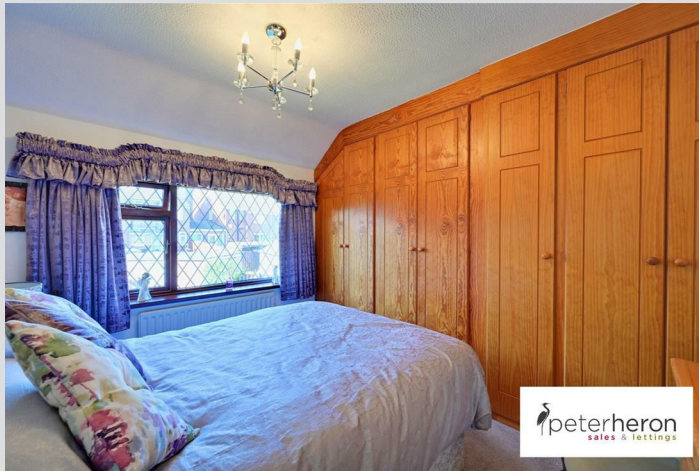
UPVC double glazed window to front, radiator, fitted wardrobes and built in walk in cupboard which houses the central heating boiler and UPVC double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'7" x 8'2" not including robes



Timber framed double glazed sealed unit window to rear, radiator and fitted wardrobes.

Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, 2x timber framed double glazed sealed unit windows, radiator and tiled walls.

Outside



Attractive low maintenance garden to the front and to the rear a delightful garden with a lawn, patio and planted borders.

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

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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

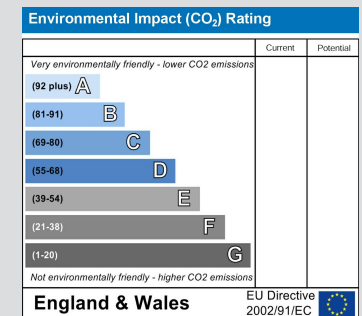
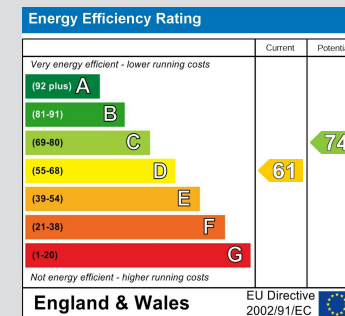
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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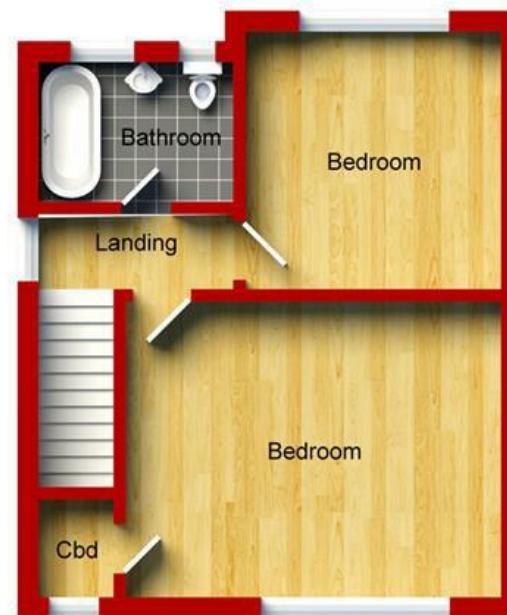


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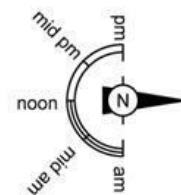
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Ground Floor
Approximate Floor Area
(70.70 sq.m)



First Floor
Approximate Floor Area
(36.70 sq.m)



12 Crossways