















A beautifully presented three semi-detached home, occupying a superb cul-de-sac position within this ever popular area. Internally the attractive accommodation comprises of a hall with staircase to the first floor, a superb lounge that opens through to a modern kitchen / diner with bi-folding doors to a delightful conservatory. On the first floor there are three bedrooms and a contemporary family bathroom/wc. The property benefits from UPVC double glazing, gas central heating to radiators, a generous driveway to the front and a wonderful garden to the rear. This convenient location provides easy access to local amenities, schools, shopping facilities and transport links to surrounding areas. We highly advise early viewing to appreciate this home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Hall



Staircase to first floor, double glazed window to side and radiator. Door to lounge.

### Lounge 12'4" x 12'11"



Double glazed bow window to front, radiator and built in cupboard. Open through to kitchen/diner.

### Kitchen/Diner 15'6" x 10'9"



Wall and base units with work surfaces over incorporating sink and drainer, breakfast bar, integrated appliances

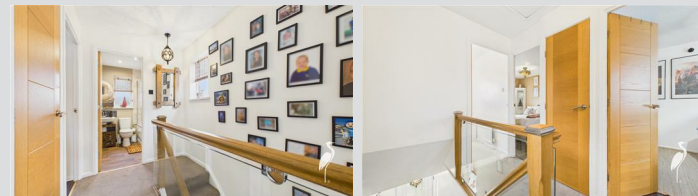
include oven, hob, fridge and freezer, space for washing machine, double glazed windows to side and rear, radiator, Bi-folding doors to conservatory. Double glazed door to rear.

### Conservatory 8'1" x 11'2"



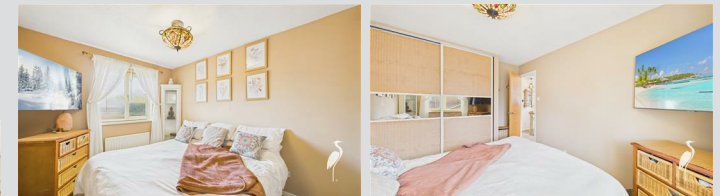
Double glazed window and double glazed French door to rear, radiator and tiled floor.

### First Floor Landing



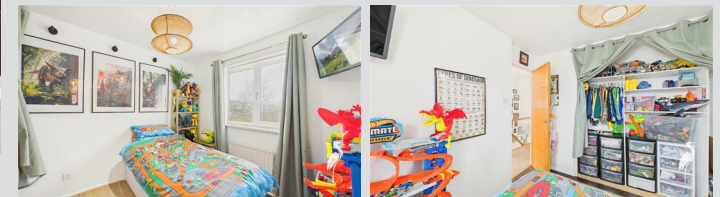
Double glazed window and loft access point.

### Bedroom 1 8'11" x 10'11"



Double glazed window to front, radiator and sliding door wardrobes.

### Bedroom 2 8'7" x 11'1"



Double glazed window to rear and radiator.

### Bedroom 3 6'4" x 6'4"



Double glazed window to front and radiator. Built in cupboard.

### Bathroom



Modern suite comprising of low level WC, washbasin and

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# MAIN ROOMS AND DIMENSIONS

bath with mains shower over, radiator, part tiled walls and double glazed window.

## Outside



Garden to the front with a drive to the side and delightful rear garden mainly laid to lawn with patio seating area.

## 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

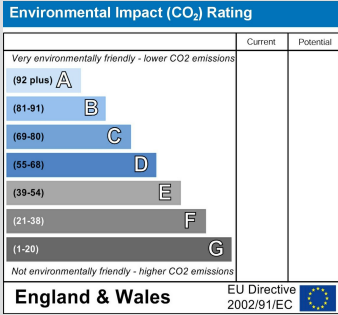
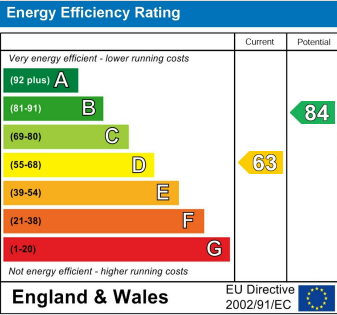
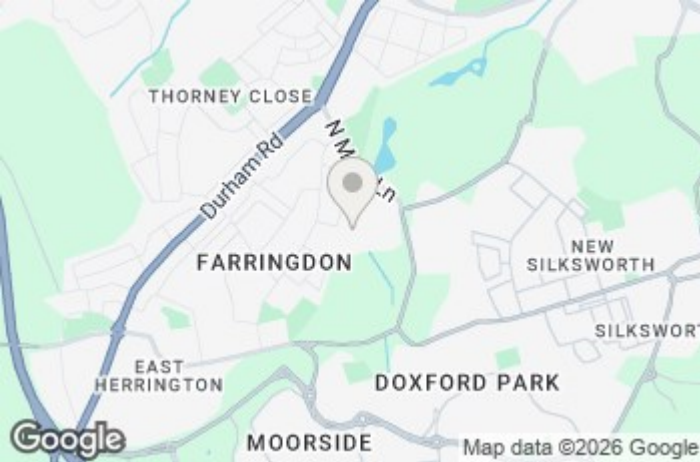
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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<sup>(1)</sup>

75.3 m<sup>2</sup>  
809 ft<sup>2</sup>

(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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