

Offered for sale with no chain, this superb three bedroom semi detached home is quietly situated within this highly desirable estate. On the ground floor the accommodation includes an entrance porch, hall with staircase to the first floor, lounge through to dining room, kitchen, three first floor bedrooms and a bathroom. Externally the property benefits from gas central heating, UPVC double glazing and gardens to the front and rear along with a driveway and garage. Well placed for local amenities, shops and schools as well as providing excellent links, including the A19, to wider parts of the region. A wonderful home which can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door into the entrance vestibule.

## Entrance Vestibule

Inner wooden door to the reception hall.

## Reception Hall



Stairs to the first floor, radiator and a door to the kitchen.

## Lounge 13'1" x 12'10"



Double glazed window to the front, radiator, feature fireplace. Open plan into the dining room.

## Dining Room 10'6" x 10'3"



Open plan into the family room and to the kitchen.

## Family Room 14'6" x 9'4"



Double glazed windows to the rear and a vertical radiator.

## Kitchen 10'2" x 9'7"



Range of wall and base units with counter tops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a oven and gas hob, space provided for the inclusion of a washing machine. Double glazed window to the rear, door to the outhouse.

## First Floor Landing



Double glazed window and doors to

## Bedroom 1 12'8" x 12'4"



Double glazed window to the front and a radiator.

## Bedroom 2 10'9" x 10'5"



Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'2" x 8'0"

Double glazed window to the front, radiator and a storage cupboard.

## Wet Room



Low level WC, wash hand basin, walk in waterfall shower and bath, chrome heated towel rail and 3x double glazed windows.

## Outside



Driveway to the front providing off street parking and a garage, and to the rear is a generous dual level garden with block paving.

## Outhouse

Storage space. UPVC door to the rear.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band C.

## Important Notice

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.

## Viewings Fst

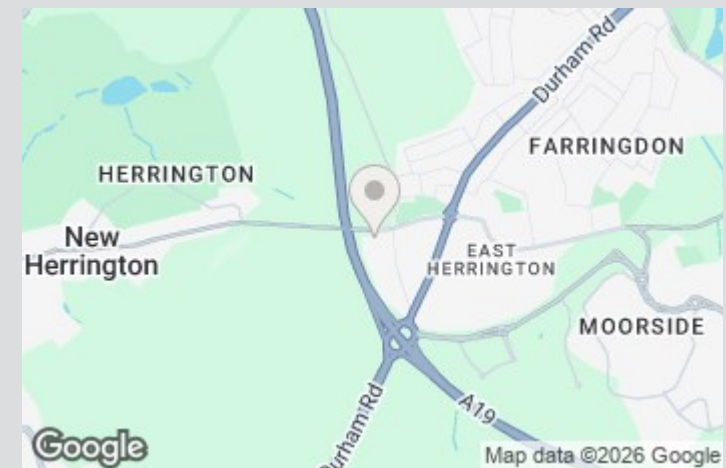
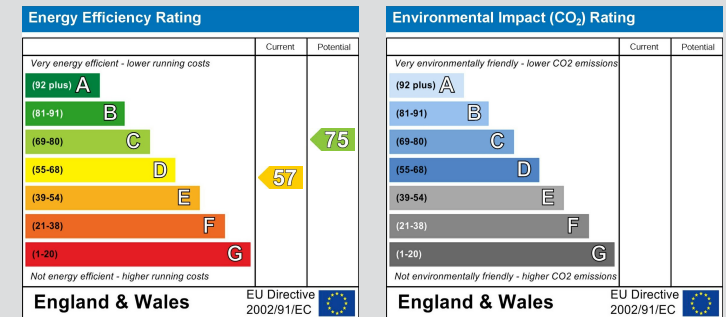
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times 2

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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Ground Floor  
Approximate Floor Area  
(79.04 sq.m)



First Floor  
Approximate Floor Area  
(45.85 sq.m)

