









A spacious and beautifully appointed three bedroom semi-detached house occupying a pleasant position within the sought-after Cherry Tree Park development. Internally the accommodation is accessed via an attractive hall with a cloakroom/wc and staircase to the first floor. There is a generous lounge and a superb kitchen / diner, fitted with a range of contemporary units, integrated appliances and French doors to the patio. On the first floor there is a master bedroom with an en-suite shower room/wc, two further bedrooms and a modern bathroom/wc. Externally there is a block paved driveway, a single garage and a delightful lawned garden with a patio area. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing is highly recommended to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door into

## Entrance Hall



Attractive hall with a built in cloaks cupboard, staircase to the first floor with a under stair storage cupboard, and doors leading off to the cloakroom/WC, lounge and kitchen.

## Cloakroom/WC



Low level WC with a mini wash hand basin and a radiator.

## Lounge 16'2" x 10'1"



Double glazed windows to both the front and side, there is a radiator.

## Kitchen/Diner 16'2" x 10'4"



Fitted with an impressive range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven, gas hob with extractor chimney over, fridge, freezer and dish washer, space has been provided for the inclusion of a washing machine, double glazed windows to the front and side and a double glazed French door leads out onto the patio area.

## First Floor Landing

Doors leading off to the bedrooms and bathroom.

## Bedroom 1 9'11" not inc recess x 9'8"



Double glazed windows to the front and side, radiator, door connecting through to the en-suite.

## En-Suite Shower Room



Low level WC, pedestal wash hand basin and step in shower cubicle with an electric shower, radiator and double glazed window.

## Bedroom 2 10'5" extending to 12'4" into recess x 8'7"



Double glazed windows to the front and side, radiator and built in cupboard.

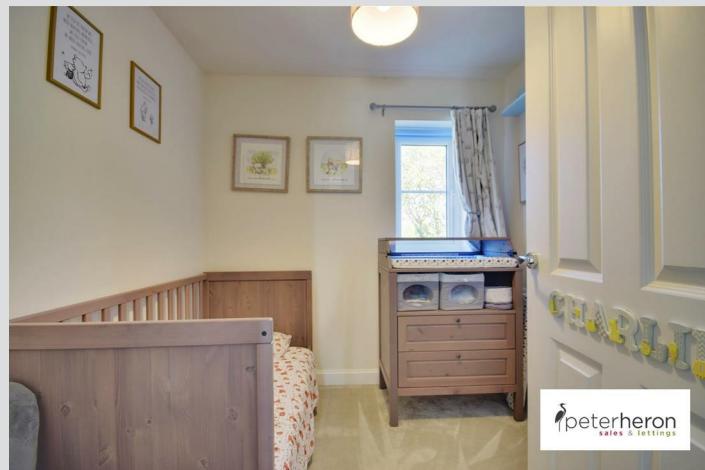
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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'3" x 6'9"



Double glazed window to the side and a radiator.

## Bathroom



Three piece suite comprising of a low level WC, pedestal wash hand basin, panel bath, there is a radiator and double glazed window.

## Outside



There is a block paved driveway providing off street parking and access to a single garage, the property enjoys delightful gardens laid mainly to lawn with patio area.

### 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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### Important Notice Part 2

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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### 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

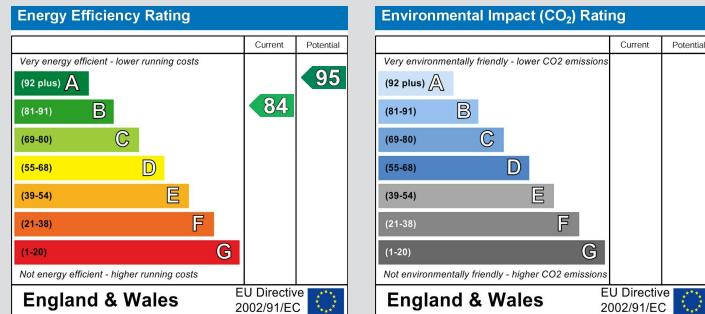
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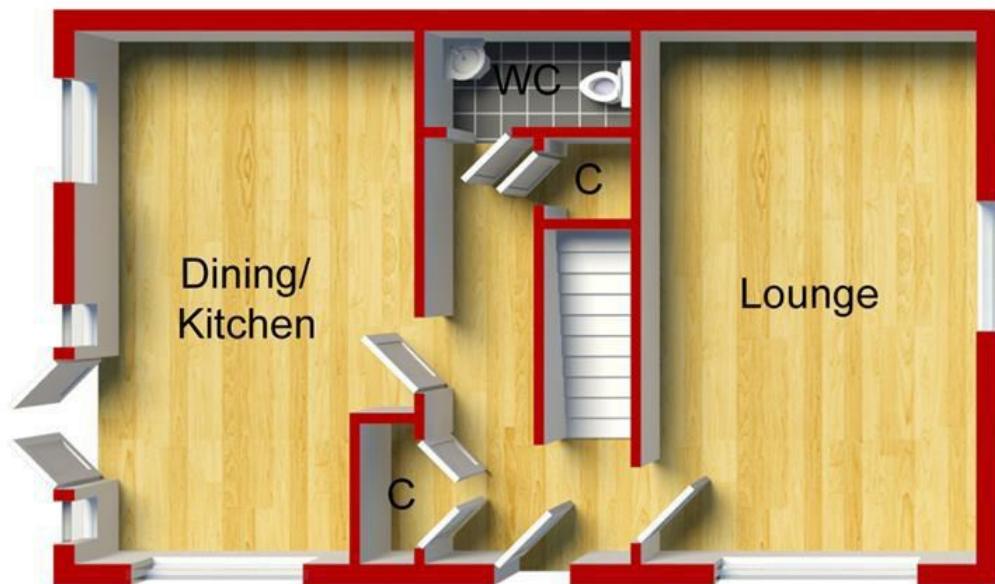
## MAIN ROOMS AND DIMENSIONS



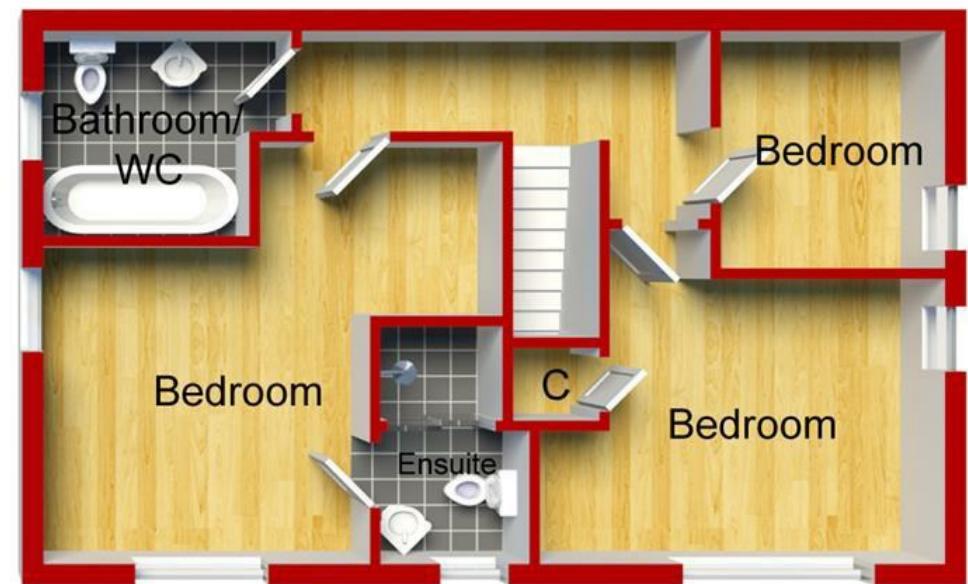
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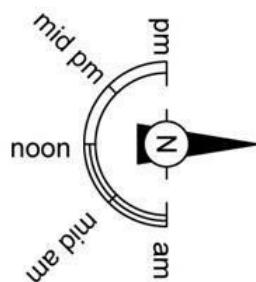
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Ground Floor  
Approximate Floor Area  
(41.74 sq.m)



First Floor  
Approximate Floor Area  
(41.74 sq.m)



26 Greenstem Way