

A spacious four bedroom semi-detached house with a generous rear garden, situated within this ever popular area of East Herrington. Internally comprising of an entrance vestibule, hall with staircase to the first floor, a lounge through to dining room, a contemporary kitchen and a useful utility, whilst to the first floor there are three bedrooms and a modern shower room/wc. A staircase from the first floor landing leads up to the top floor where there is a fourth bedroom. Externally there is a garden to the front with driveway leading to an attached garage, a useful side access and a superb garden to the rear with a lawn and a patio area. Conveniently situated for a range of local amenities, shops and excellent schools, as well as being ideally placed for access to Doxford International Business Park, Nissan, A19 and wider road networks. Viewing highly recommended!

# MAIN ROOMS AND DIMENSIONS

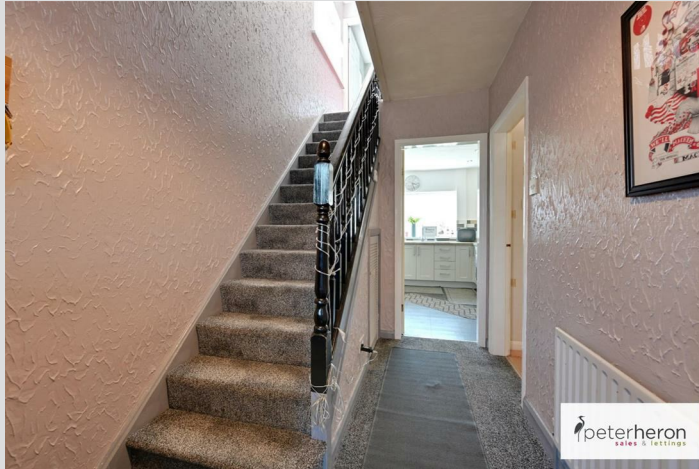
## Ground Floor

Access via double glazed entrance door.

## Entrance Vestibule

Double glazed window and inner door to hall.

## Hallway



Staircase to first floor and radiator.

## Lounge/Dining Room 13'7" x 11'9" into alcove plus 10'11" x 8'7"



Enjoying a dual aspect with double glazed window to front and double glazed French door to rear, radiator and fireplace with living flame effect gas fire.

## Kitchen 10'11" x 9'4"



Fitted with a range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for American style fridge freezer and dishwasher, tall radiator, double glazed window to rear and door to utility.

## Utility 9'1" x 8'1"



Space for fridge freezer and washing machine, double glazed window, wall mounted boiler and double glazed door to rear garden.

## First Floor Landing



Double glazed window to side, built in storage cupboard and staircase leading to top floor.

## Bedroom 1 11'11" x 10'4" max including robes



Double glazed window to front, radiator and fitted wardrobes.

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## Bedroom 2 9'11" x 8'10" not including robes



Double glazed window to rear, radiator and fitted wardrobes.

## Bedroom 3 7'10" x 6'4"



Double glazed window to front and radiator.

## Shower Room



Modern suite with low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and two double glazed windows.

## Top Floor

Door to bedroom 4.

## Bedroom 4



Three Velux windows, radiator, fitted wardrobe and storage built into the eaves.

## Outside



Garden to the front with driveway providing off street parking and access to attached garage, useful side access and to the rear there is a superb generous garden 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 - Particulars

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

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# MAIN ROOMS AND DIMENSIONS

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.

## Fawcett Street Viewings

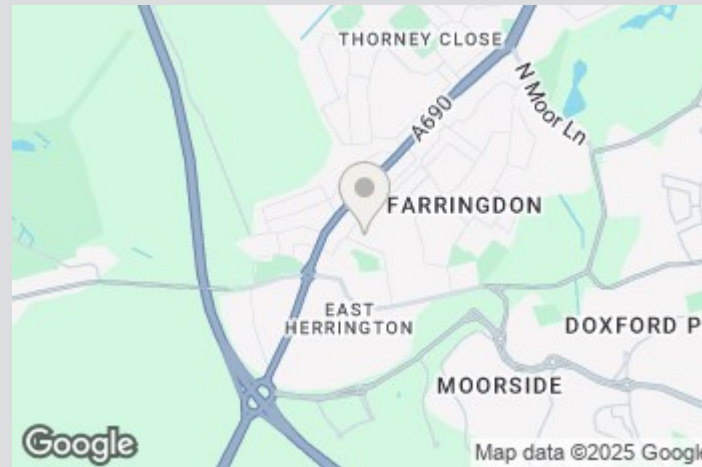
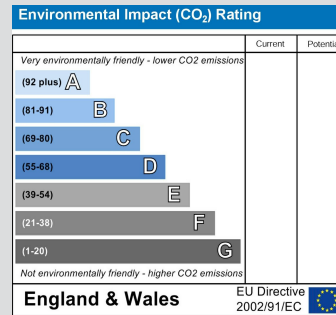
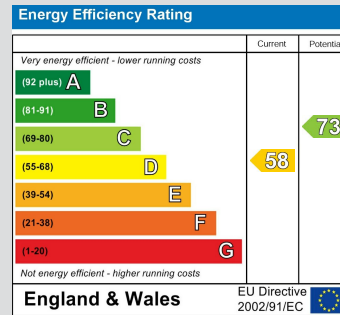
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

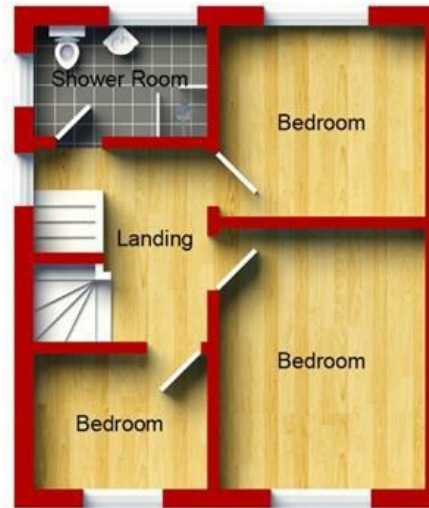


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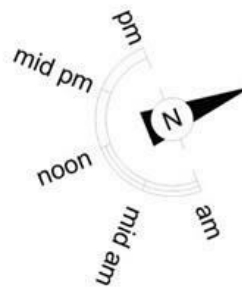
Ground Floor  
Approximate Floor Area  
(51.30 sq.m)



First Floor  
Approximate Floor Area  
(38.20 sq.m)



Room In Roof  
Approximate Floor Area  
(13.00 sq.m)



13 Carlton Crescent