



An impressive three bedroom semi detached house with a stylish interior, occupying a delightful position within this popular development. Internally the beautifully presented accommodation includes an entrance hall, attractive lounge with French doors into rear gardens, dining room, a superb modern kitchen and cloakroom/wc. To the first floor there is a master bedroom with a contemporary en-suite shower room/wc, two further well-proportioned bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the rear an attractive garden with Resin seating area. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with South Hylton Metro Station and links to major road networks including the A19. Early viewing is essential to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



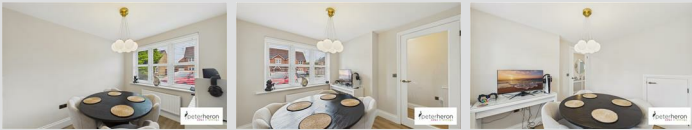
Radiator and stairs to first floor.

Lounge 11'8" x 11'10"



UPVC double glazed French patio doors to rear and radiator.

Dining Room 9'11" x 8'1"



Double glazed window to front, storage cupboard and radiator.

Kitchen 10'8" x 8'9"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap. Integrated appliances include double oven with five burner gas hob and hood, fridge freezer, dishwasher and washing machine. Radiator and double glazed window to rear.

Cloakroom/WC



Low level wc and wash basin.

First Floor Landing



Double glazed window to side and storage cupboard.

Bedroom 1 10'5" x 12'0"



Two double glazed windows to front, radiator and door to en-suite.

En-Suite Shower Room



Walk in dual head waterfall shower, low level wc, wash basin and chrome heated towel rail.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'3" x 11'8"



Double glazed window to rear and radiator. Access point to loft.

Bedroom 3 7'10" x 7'4"



Double glazed window to rear, radiator and storage cupboard.

Bathroom



Bath, low level wc and wash basin. Radiator and double glazed window.

Outside



Garden to the front with driveway providing off street parking leading to integral garage whilst to the rear a delightful mainly laid to lawn with Resin seating area.

Garage 16'4" x 7'9"

Access via up and over door.

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

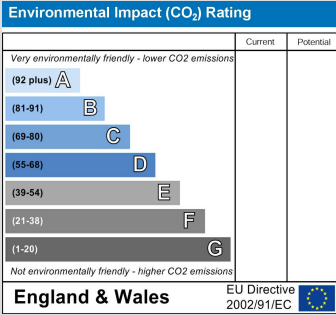
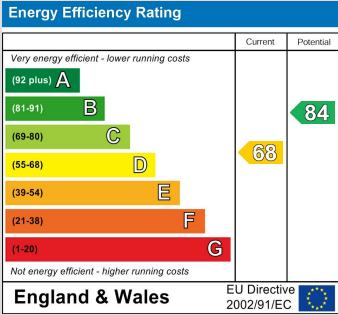
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS

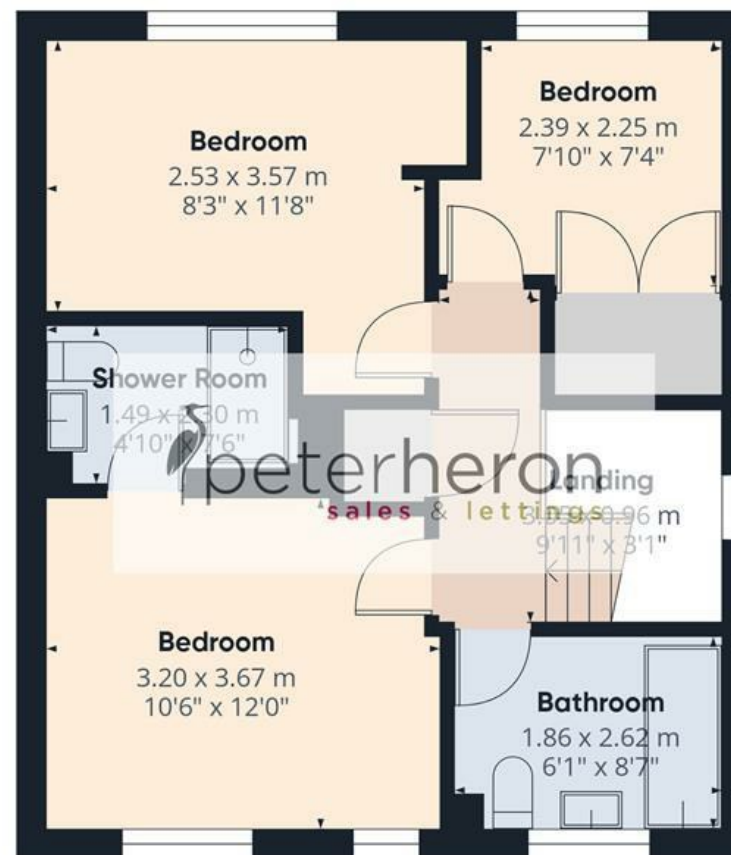


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Ground Floor



First Floor

Approximate total area⁽¹⁾

92.1 m²

992 ft²

(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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