









This stunning semi-detached house, occupies an attractive, larger than average plot on this pleasant cul-de-sac within the ever popular area of Moorside. Internally the immaculate accommodation includes an entrance porch, a spacious lounge to the front that opens through to a dining room and there is a fabulous contemporary breakfasting kitchen, fitted with an excellent range of stylish units, a selection of integrated appliance, breakfast bar and patio doors to the rear garden. From the kitchen there is access to a useful utility area and a cloakroom/wc. Completing the ground floor is a versatile room accessed from the lounge that would be ideal as a family room, study or play room. On the first floor there are three bedrooms and a modern family bathroom/wc, featuring electric underfloor heating. Externally there is a garden to the front with a driveway and to the side and rear, a generous garden, laid mainly to lawn with a decked area. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. We highly advise viewing to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door.

Entrance Porch

Inner door to lounge.

Lounge 18'0" x 13'10"



Large double glazed picture window to front, tall radiator staircase to first floor and the room opens through into dining room. Door to family room.

Dining Room 8'8" x 10'7"



Double glazed patio door to rear, tall radiator and door to kitchen.

Breakfasting Kitchen 14'9" x 10'7"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit and breakfast bar, integrated appliances include an oven, hob, dishwasher, fridge and freezer, radiator, double glazed patio style door to rear garden. Door to utility.

Utility Area



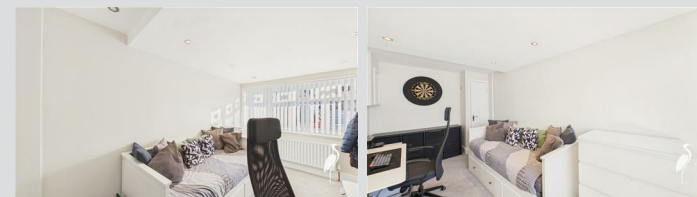
Space for washing machine, fitted shelving, double glazed window, radiator, tiled floor and door to cloakroom.

Cloakroom/WC



Low level WC and mini washbasin, radiator and double glazed window.

Family Room 7'11" x 15'7"



This versatile room could be used as a family room/play room or office, double glazed bow window to front and radiator.

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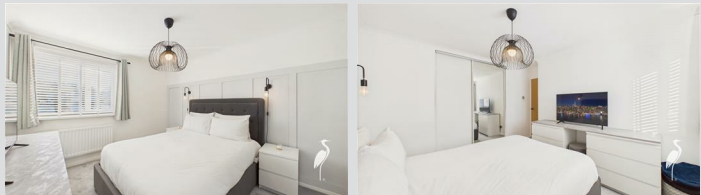
MAIN ROOMS AND DIMENSIONS

First Floor Landing



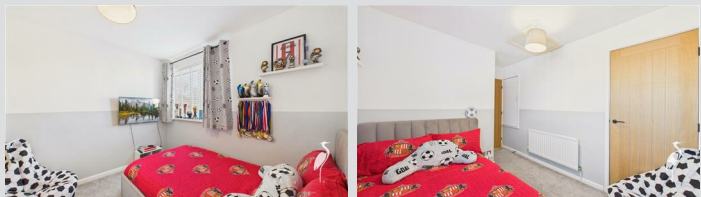
Double glazed window to side.

Bedroom 1 10'1" x 11'10"



Double glazed window to front, radiator, fitted sliding door wardrobes and feature part panelled wall.

Bedroom 2 8'11" x 8'3"



Double glazed window to rear, radiator and built in cupboard.

Bedroom 3 7'8" x 8'9"



Double glazed window to front and radiator.

Bathroom



Low level WC, pedestal washbasin and P shaped panel bath with shower attachment, chrome ladder style radiator, double glazed window, tiled floor with electric underfloor heating and tiled walls.

Outside



The property occupies a larger than average plot with a garden to the front and a driveway providing off street

parking, useful side access gate to a superb garden, the garden to the side and rear is laid mainly to lawn and has a delightful decked 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

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MAIN ROOMS AND DIMENSIONS

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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.

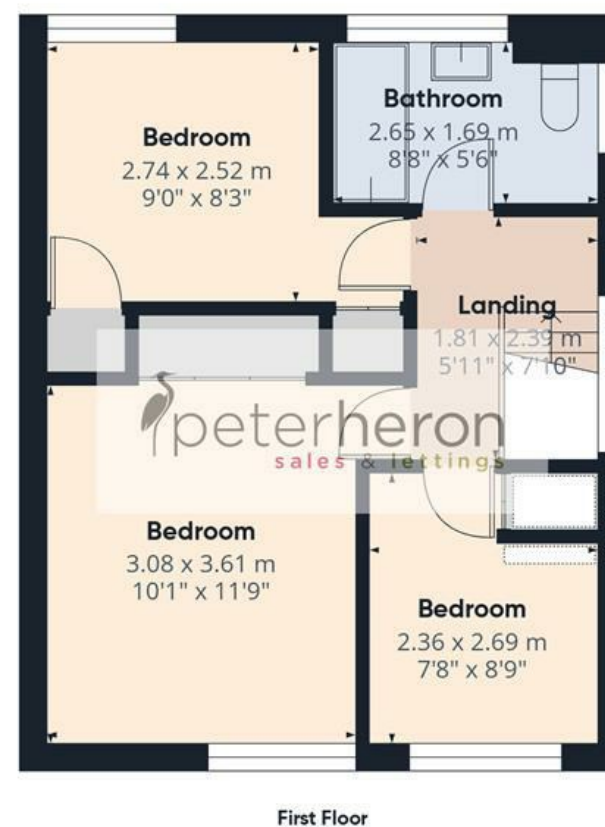
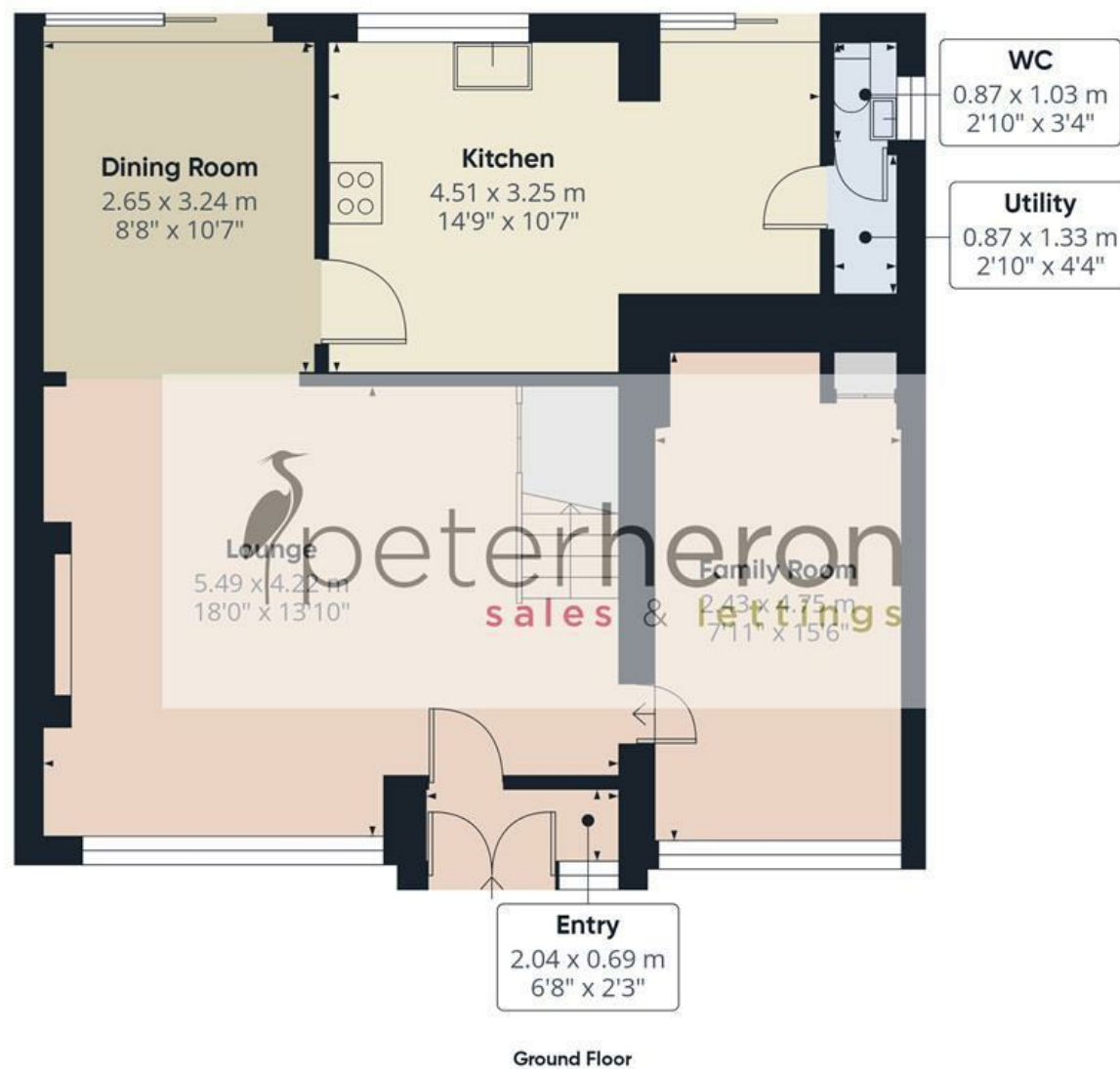


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Approximate total area⁽¹⁾

93.7 m²

1008 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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