









Situated within the ever popular St. Aidan's Estate, is this extended three bedroom semi-detached house. Internally, the spacious accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor and a cloakroom/wc, a generous lounge / diner and a modern fitted kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a lawned garden to the front with a block-paved driveway, an integral garage and garden to the rear, mainly paved with planted borders. Benefits of the house include gas central heating to radiators and double glazed windows. This convenient location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access is composite entrance door.

Entrance Porch



Inner door hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Open Plan Lounge & Diner 24'11" x 9'8"



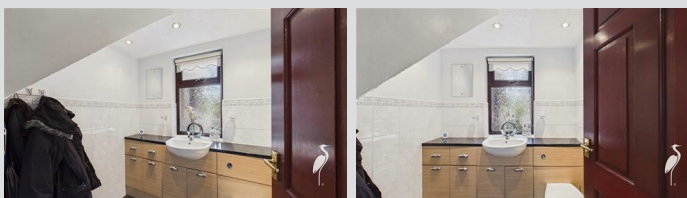
2x double glazed window front and side elevation. 2x radiators, electric fire and door to kitchen.

Kitchen 7'8" x 10'9"



Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, space provided for fridge freezer. Column radiator, double glazed window and door to rear.

Cloakroom/WC



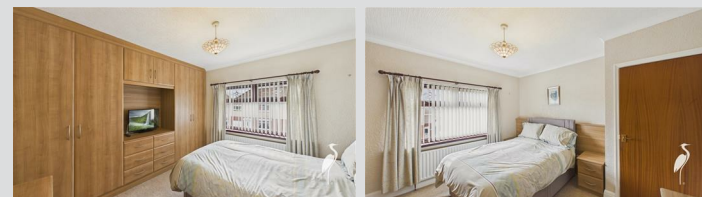
Low level WC and washbasin vanity unit, chrome heated towel rail and double glazed window to rear

First Floor



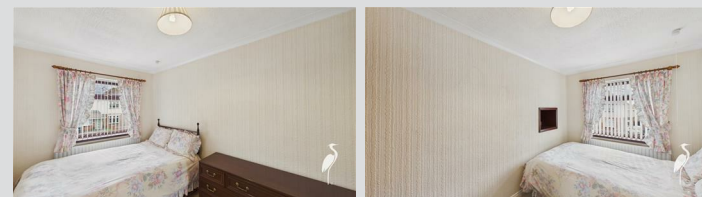
Split level landing with storage cupboard and double glazed window to rear.

Bedroom 1 12'0" x 11'9"



Double glazed window front, radiator and built in wardrobes.

Bedroom 2 8'11" x 10'2"



Double glazed window front, radiator and built in mirrored fronted sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 11'3" x 7'4"



Double glazed window rear, radiator, built in sliding door wardrobes and access point to loft.

Bathroom



Low level WC, washbasin, bath and walk in dual head waterfall shower, double radiator and double glazed window to rear.

Outside



Convenient block paved garden to rear. Attractive front garden with lawned and block paved areas benefitting from a gated driveway providing off street parking.

Garage 28'7" x 7'4"

Spacious garage access via an electric roller shutter door: double glazed window and wooden door to rear.

Benefitting from wall and base units providing space for a washing machine and tumble dryer.

Council Tax Band

The Council Tax Band is Band B.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1930.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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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

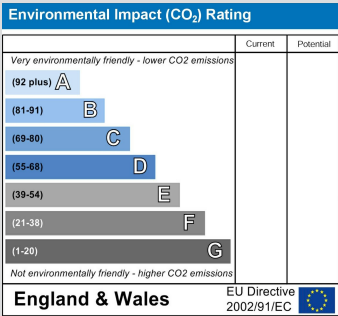
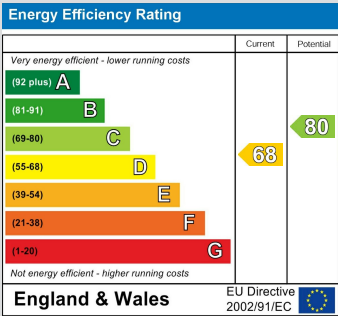
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

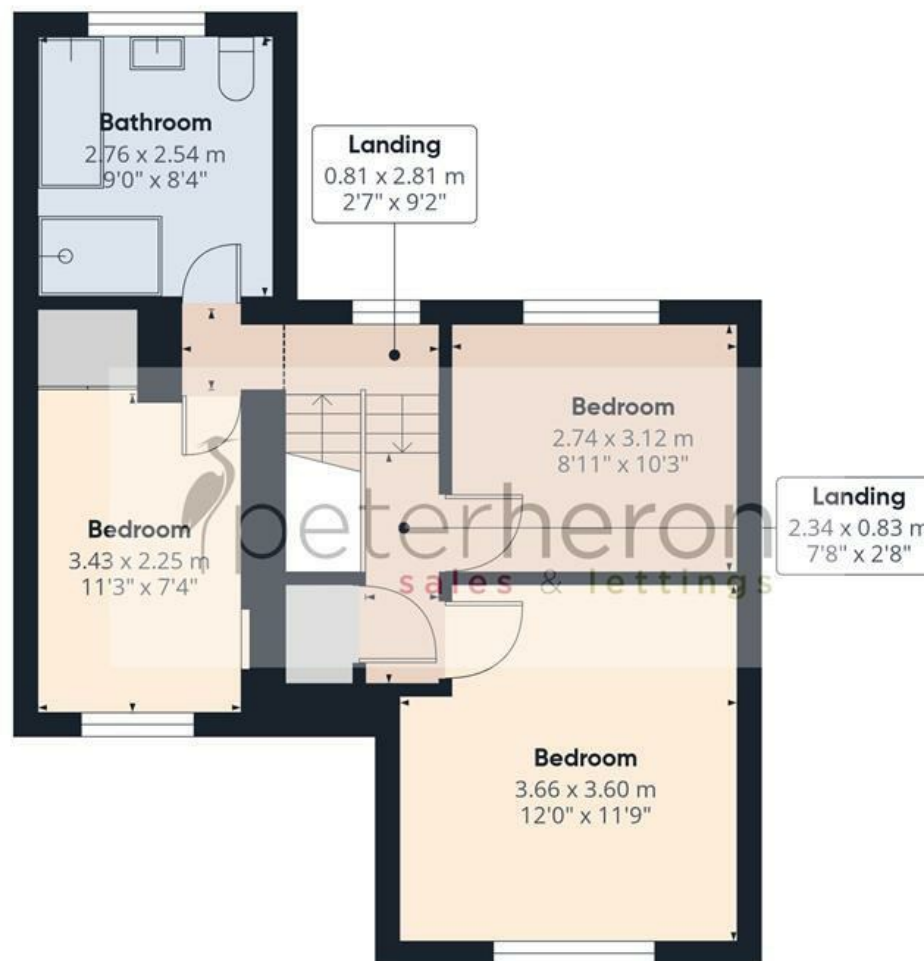


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Ground Floor



First Floor

Approximate total area⁽¹⁾

105 m²

1130 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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