









An attractive three bedroom semi-detached house within this popular residential area, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, lounge and a kitchen / diner whilst to the first floor there are three bedrooms and a bathroom/wc. The property benefits from gas central heating to radiators and double glazing. Externally there is a block-paved driveway to the front providing off street parking, an attached garage and to the rear, a delightful garden laid mainly to lawn with a patio. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly recommend early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There are double glazed windows and a inner door to the lounge.

Lounge 14'3" x 10'4" extending to 14'8" max into alcoves



This attractive room has a double glazed bow window to the front, radiator, feature fireplace, staircase to the first floor, a double glazed window to the side and a door to the kitchen diner.

Kitchen/Diner 14'7" x 9'10"



The kitchen is fitted with wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob, space is provided for the inclusion of a fridge freezer and a washing machine, there are two double glazed window to the rear, double glazed door to the rear garden, radiator and a built in cupboard.

First Floor Landing

Double glazed window to the side and loft access hatch, doors lead off to the three bedrooms and bathroom.

Bedroom 1 13'1" not inc robes x 8'5"



Double glazed window to the front, radiator and built in wardrobes.

Bedroom 2 9'3" x 6'7" not inc robes



Double glazed window to the rear, radiator and built in wardrobes,

Bedroom 3 5'11" x 7'4" extending to 10'4" max into entrance



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

Bathroom



Low level WC, pedestal wash hand basin, panel bath with electric shower over, tiled walls, double glazed window and a radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



There is a low maintenance gravelled area to the front with a generous block paved driveway providing off street parking and access to the attached single garage, at the rear there is a delightful garden laid mainly to lawn with a patio area and planted borders.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

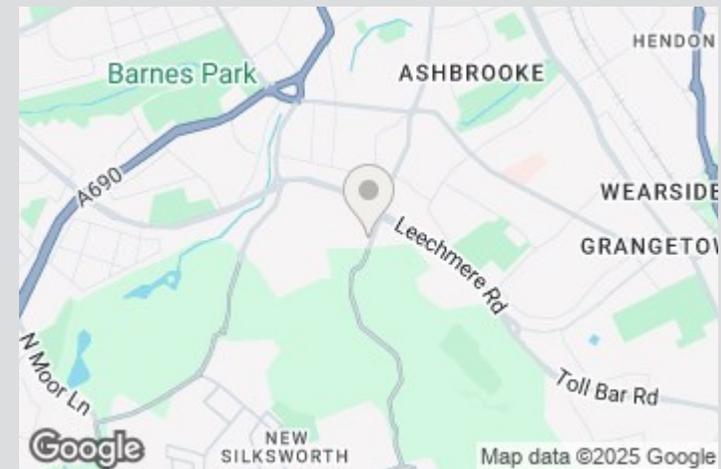
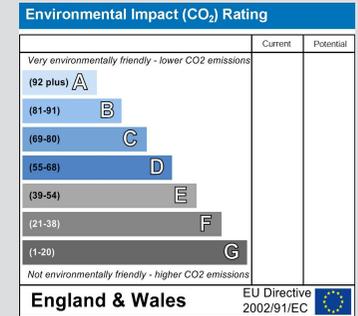
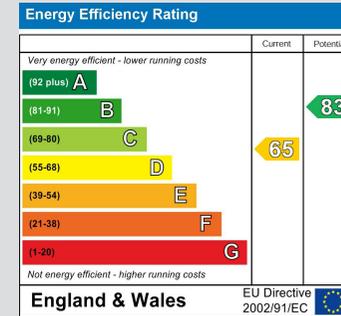
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

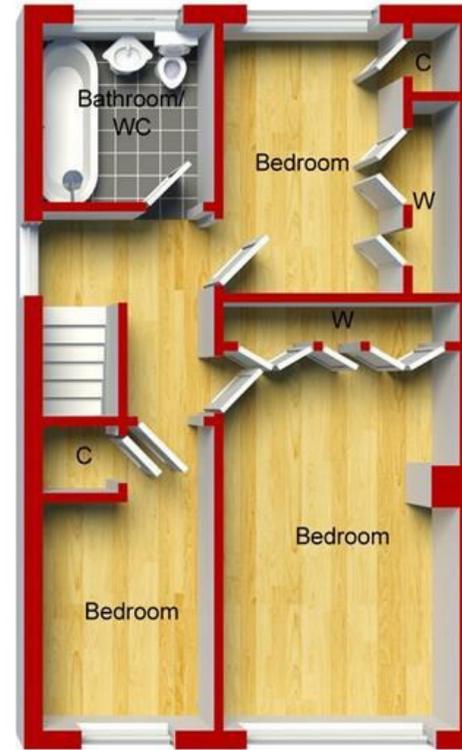


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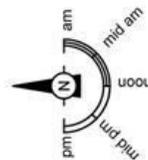
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Ground Floor
Approximate Floor Area
(36.40 sq.m)



First Floor
Approximate Floor Area
(33.56 sq.m)



4 Dipton Gardens