









Available now, this popular style three bedroom semi detached home with a drive to the front providing off street parking offers an excellent opportunity to rent and sits upon a quiet cul-de-sac overlooking The Green.

Well placed for all amenities and particularly convenient for the City centre, A19 and Coast. The accommodation including reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom.

Features of note include gas central heating, UPVC double glazing and gardens to the front and rear. Sure to be the subject of considerable interest, immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Spindle balustrade staircase with understairs storage cupboard with alarm control panel, double radiator, dado rail.

Lounge 13'7" x 11'11"

UPVC double glazed window to front, gas fire with marble hearth stone plinths with timber tops, coved cornicing to ceiling, single radiator, double folding doors to

Dining Room 8'9" x 9'10"

UPVC double glazed window to rear, single radiator. Georgian design glazed door to

Kitchen 7'9" x 8'9"

Base and eye level units with stone coloured working surfaces incorporating 1 1/w sink unit with pedestal mixer tap, space for fridge freezer, plumbing for washer, space for electric cooker, tiled splashbacks, UPVC double glazed window and door to rear providing access out into the rear enclosed garden.

First Floor Landing

Access point to loft, single radiator.

Bedroom 1 (front) 9'4" x 10'3"

Into fitted wardrobes, one of which houses the Baxi DuoTech combination boiler serving hot water and radiators, UPVC double glazed window and single radiator.

Bedroom 2 (rear) 10'3" x 10'2"

UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 7'9" x 9'7"

Maximum width incorporating bulk head with cupboard over stairs, UPVC double glazed window and single radiator.

Bathroom

Pedestal washbasin, timber panel bath with overhead electric shower - coloured suite with wall tiles, UPVC double glazed window, single radiator.

Separate WC

UPVC double glazed window.

Outside

Lawned gardens to the front with a drive access via double wrought iron gates providing off street parking. Enclosed gardens to the rear with lawns and a large brick store together with pedestrian gate providing access out into the main street.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Sea

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6118 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.

