









Available with immediate vacant possession and no upward chain, this larger style, four bedroom, mid-terraced home offers generous living accommodation perfect for families. Internal accommodation comprising a Reception Hall, Lounge, Dining Room, Kitchen, 4 bedrooms, bathroom and a showerroom, whilst an impressive converted loft offers further storage space. Benefitting from gas central heating and UPVC double glazing throughout, the property externally has a large enclosed courtyard to the rear with off street parking and a south-westerly aspect. Carrying a very competitive asking price, this conveniently located home is walking distance from the sea front and good range of local amenities. Sure to command a huge level of interest and should be viewed urgently to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into

Reception Hall

Radiator, stairs to first floor and door to Lounge.

Lounge 14'9" x 13'10"



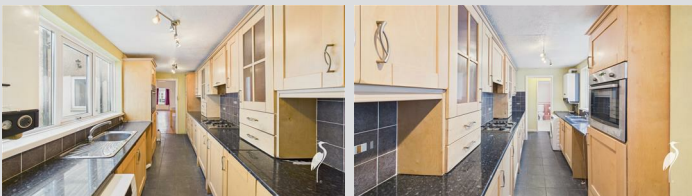
Double glazed window to front elevation, double radiator and feature fireplace. Archway opening into Dining Room.

Dining Room 13'3" x 11'1"



Double glazed UPVC French patio doors to rear garden, radiator and built in storage. Doors to Study/Bedroom 4 and Kitchen.

Kitchen 14'11" x 6'11"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hobs and cooker hood with space provided for a washing machine and tumble dryer. 2x Double glazed windows to rear elevation, wall mounted Baxi boiler and Radiator. Open into Rear Hall.

Rear Hall

Providing space for a fridge freezer. Composite door to rear and door to bathroom.

Bathroom



Fully tiled with a bath, low level wc and hand wash basin. Radiator and double glazed window to rear elevation.

Study/Bedroom 4 13'6" x 5'11"



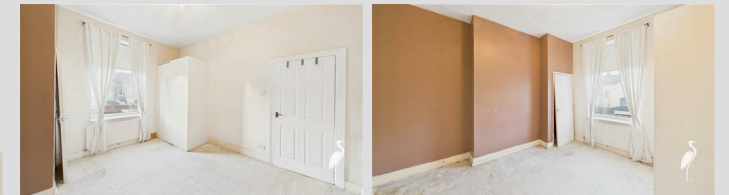
Double glazed window to rear elevation and a radiator.

First Floor



Landing with second staircase to second floor and doors to

Bedroom 1 13'5" x 11'1"



Double glazed window to rear elevation, radiator and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'11" x 10'0"



Double glazed window to front elevation and a radiator.

Bedroom 3 8'4" x 7'7"



Double glazed window to front elevation and a radiator.

Showerroom



Walk in shower cubicle, low level wc and hand wash basin. Chrome heated towel rail and double glazed window to rear elevation.

Second Floor

Landing with door to

Loft Space



Fully boarded with 2x velux windows and a bricked feature wall.

Outside 18'0" x 17'2"



Convenient rear courtyard with a wooden gate and up and over shutter door to access rear lane. Low maintenance astro turfed areas.

Council Tax Band

The Council Tax is Band A.

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

Viewings Searoad

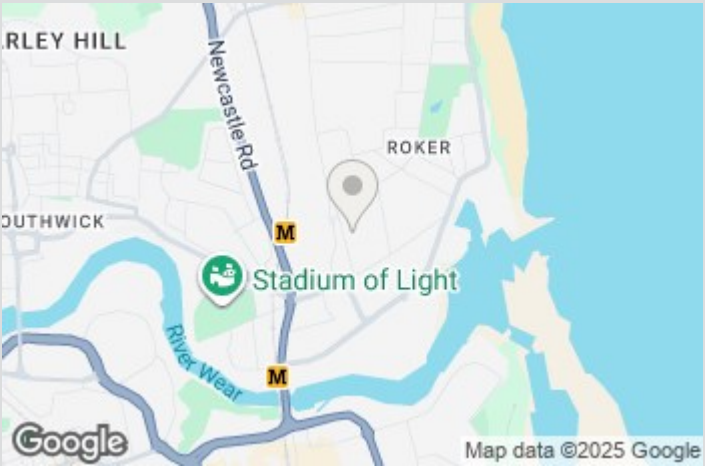
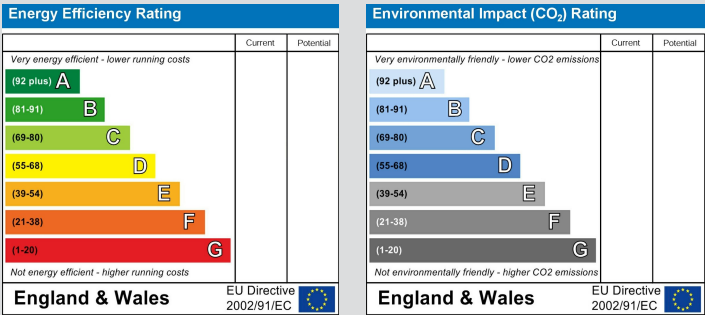
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

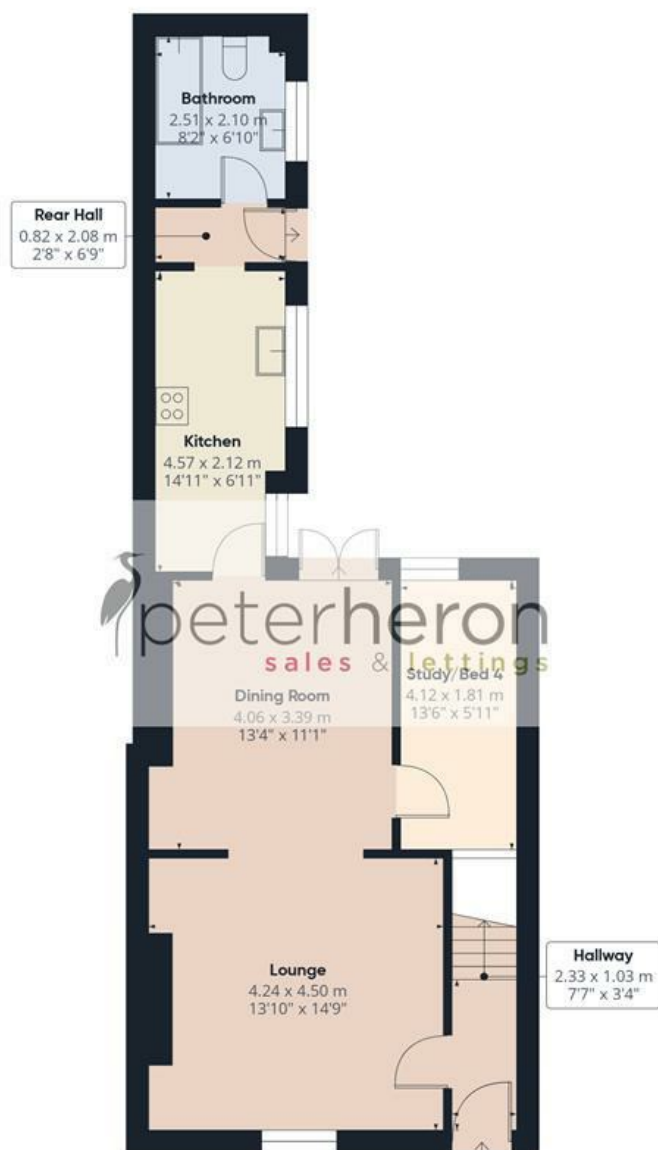
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Approximate total area⁽¹⁾

130.5 m²

1406 ft²

Reduced headroom

11.4 m²

123 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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