









A beautifully presented larger style 6 person 3 bedroom semi, decorated to a good standard throughout and enjoying a lovely open aspect to the rear overlooking school fields. Comprising, reception hall, lounge, open plan kitchen diner with patio doors leading out to the rear garden, 3 well-proportioned first floor bedrooms and a family bathroom. Benefitting from gas central heating, UPVC double glazing, spacious gardens with a southerly position to the rear and a drive to the front, the property offers immediate access to good schools and is within easy reach of all amenities, the coast, city centre and A19. Internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Double glazed window, staircase to first floor, storage cupboard, double radiator, wood effect laminate flooring.

Lounge 13'1" x 11'6"



Double glazed window to front, double radiator, wood effect laminate flooring, double doors leading to

Kitchen/Diner 21'4" x 9'3"



Contemporary base and eye level units with working surfaces incorporating sink and drainer, split face tiled splashbacks, integrated hob with extractor hood, built in double oven with extractor hood, wine cooler, space for washing machine and fridge freezer, Porcelain tiled floor, understairs storage cupboard, double glazed window to rear, double radiator and French door to rear gardens.

First Floor Landing

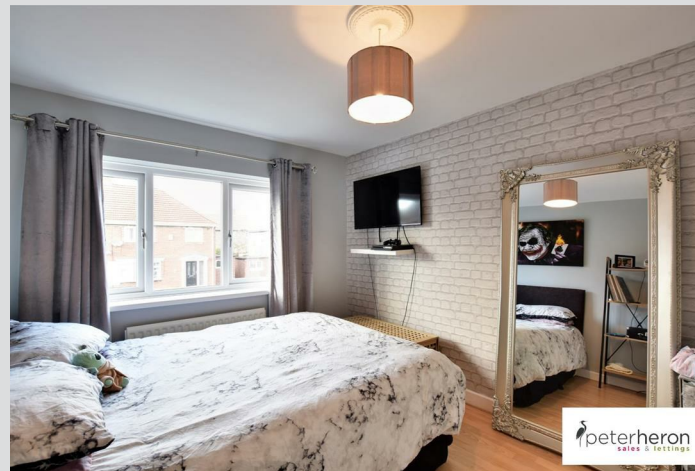
Double glazed window and access to loft via loft hatch.

Bedroom 1 14'10" x 9'4"



Double glazed window to rear and single radiator.

Bedroom 2 11'10" x 8'11"



Double glazed window to front, radiator and wood effect laminate flooring.

Bedroom 3 9'1" x 8'10"



Double glazed window to front, single radiator, wood effect laminate flooring and storage cupboard housing gas combination boiler.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and panel bath with overhead shower, two double glazed windows, heated towel rail, tiled flooring and part tiled walls.

Outside



To the front of the property there is a lawned area with driveway providing off street parking, whilst to the rear there is a south Facing garden to the rear with brick outhouse.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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Sea Road Viewings

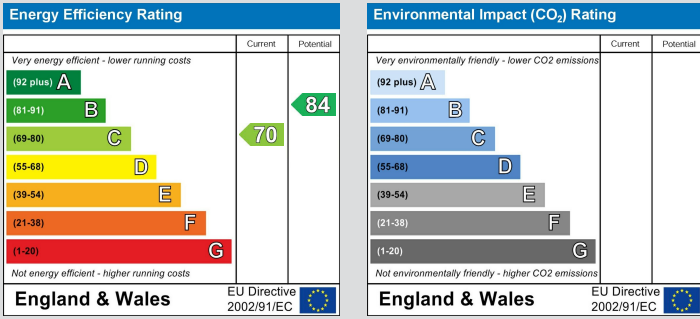
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

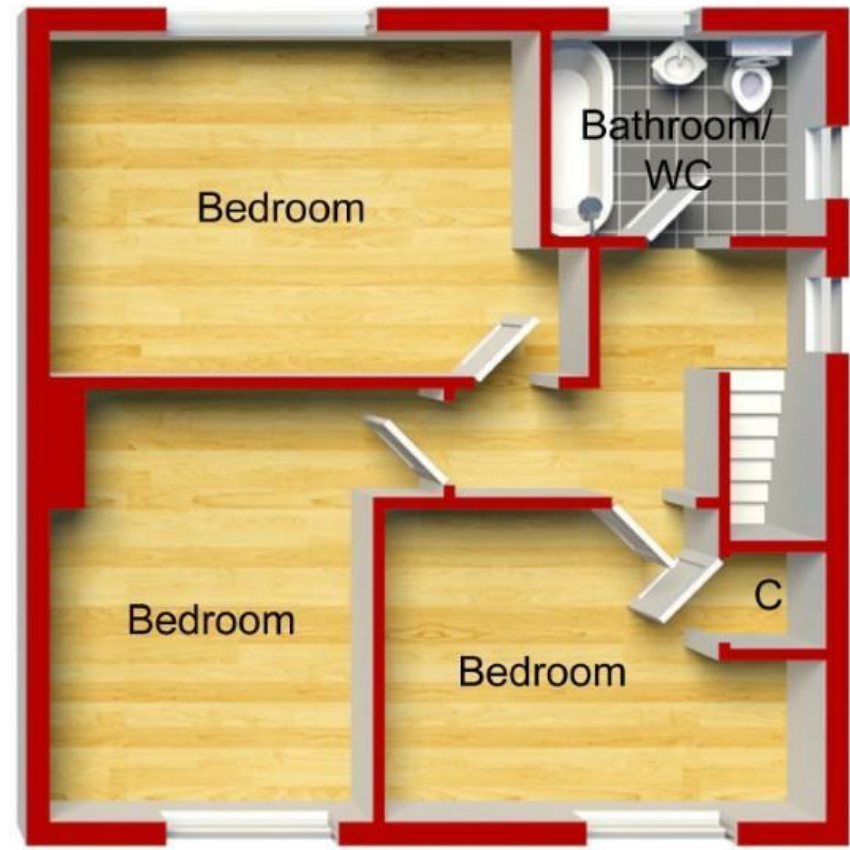
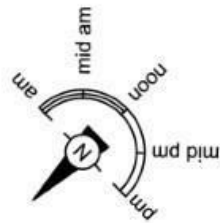
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Ground Floor
Approximate Floor Area
(42.77 sq.m)



First Floor
Approximate Floor Area
(42.77 sq.m)

94 Rotherham Road