









A well presented, three bedroom, semi detached home boasting attractive internal decor throughout, featuring beautiful gardens to the rear, a drive to the front and a large floored loft perfect for a variety of uses.

Internally the accommodation comprises a reception hall, lounge, snug, conservatory, kitchen, utility, three bedrooms and a bathroom. Whilst features of note also include gas central heating and UPVC double glazing.

Sitting within the highly sought after street, central to the City Center, A19 and coast, the property is also within easy walking distance of superb range of local amenities and good schools. Internal inspection comes highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into the entrance hall.

## Entrance Hall



Radiator, stairs to the first floor, doors to the lounge and kitchen.

## Lounge 13'1" x 10'9"



Double glazed window to front, radiator, feature fireplace, wooden glass panelled doors to the snug.

## Snug 10'4" x 6'9"



Double glazed sliding doors to the conservatory.

## Conservatory 10'3" x 9'8"



Double glazed windows and UPVC door to rear.

## Kitchen 10'2" x 9'4"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and extractor, space for a fridge freezer and dishwasher. Double glazed window to rear, radiator, UPVC door to utility.

## Utility 8'0" x 6'5"



Wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer. Providing space for a washing machine and tumble dryer, double glazed window to front and UPVC door to rear.

## First Floor Landing



Double glazed window to side and doors to

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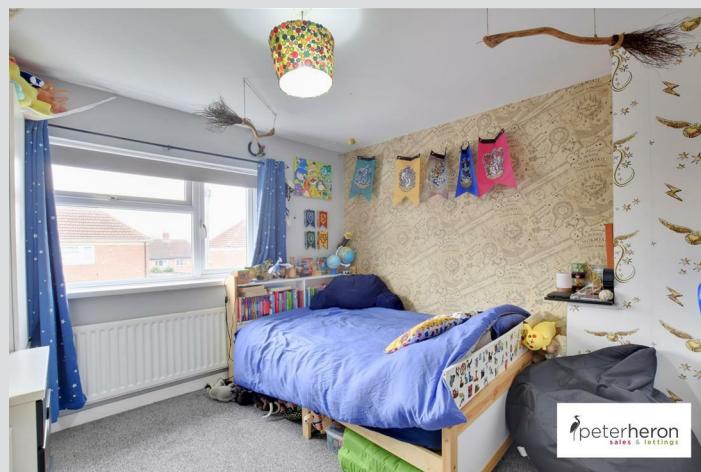
# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'5" x 9'9"



Double glazed window to rear and a radiator.

## Bedroom 2 10'8" x 10'4"



Double glazed window to front and a radiator.

## Bedroom 3 7'8" x 7'5"



Double glazed window to front, radiator, stairs to loft.

## Bathroom



Low level WC, wash hand basin, vanity unit, bath with waterfall shower over, heated towel rail, 2x double glazed windows.

## Loft 19'6" x 7'1" approx measure

Velux window, radiator, built in storage.

## Outside



Low maintenance garden to front with a driveway providing off street parking, generous lawned rear garden with a shed.

## Tenure FH

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 is Band A.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

## Viewings

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

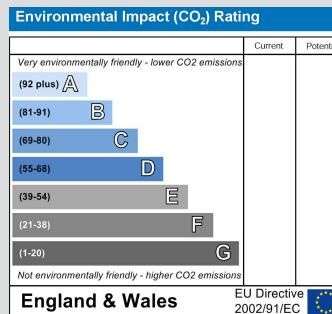
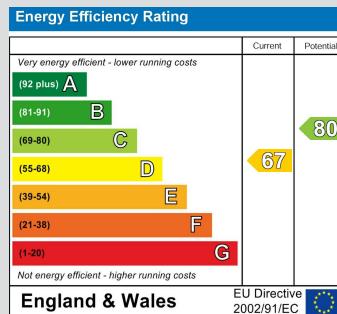
## Opening Times

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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