









A superb example of its kind, this generously proportioned three bedroom mid terraced home boasting an extension at ground floor level, offers a contemporary living space for families and first time buyers. Enjoying a convenient position close to all amenities and the A19, the property internally features accommodation comprising entrance porch, lounge, dining room opening into kitchen, three first floor bedroom and a shower room. Externally has attractive gardens to the front and a courtyard to the rear with secure off street parking. Decorated to a good standard throughout, this delightful home is perfect for those who are looking for a Turnkey property and can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch



Double glazed windows and inner door to lounge.

Lounge 14'1" x 16'1"



Double glazed window to front, radiator and feature fireplace. Door to dining room.

Open Plan Dining Room & Kitchen 24'2" x 15'10"



Stairs to first floor with storage under. Open plan into kitchen.

Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and cooker hood and a dishwasher. Space for a fridge freezer, washing machine and tumble dryer. Door to outside.

First Floor Landing



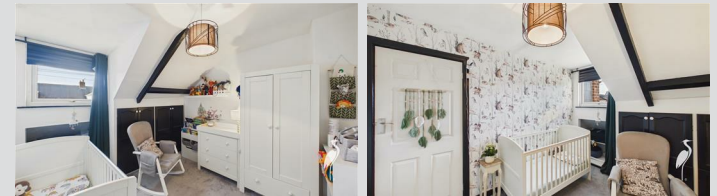
Access point to loft.

Bedroom 1 13'11" x 8'1"



Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 2 9'8" x 9'8"



Double glazed window to front, double radiator and storage cupboards.

Bedroom 3 10'7" x 6'3"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC and washbasin vanity unit, walk in waterfall shower, heated towel rail and double glazed window.

Outside



Delightful garden to the front mainly laid to lawn with patio seating area, whilst to the rear paved area providing off street parking.

Council Tax Band

The Council Tax Band 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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

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

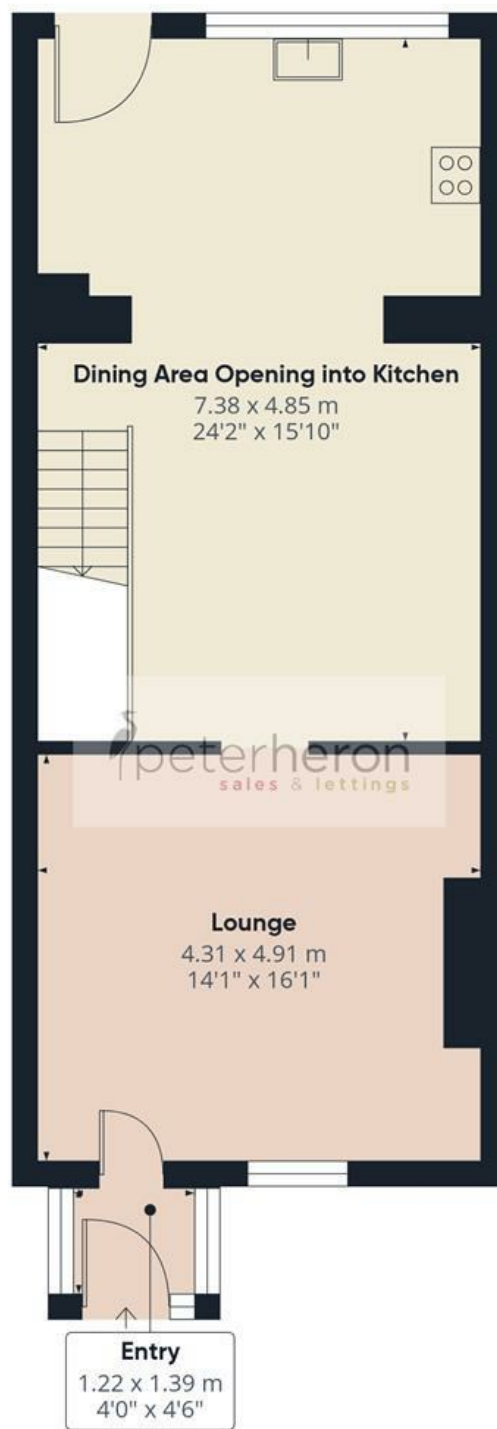
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Approximate total area⁽¹⁾

92.2 m²

994 ft²

(1) Excluding balconies and terraces

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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