









The former show house situated at the entrance of the popular Marley Park estate occupying a larger plot with generous gardens and uninterrupted views to the front and rear; this wonderful 3 bedroom detached home offers an excellent opportunity for both first time buyers and families who wish to live in a central position set midway between the City Centre, A19 and the Coast. The property internally offers comfortable living accommodation which is easy to maintain and economic to run, which includes a reception hall, ground floor washroom, living room, open plan kitchen diner, 3 first floor bedrooms, en-suite shower room and family bathroom. Benefitting from gas central heating and UPVC double glazing, the property has a drive to the front providing off street parking for at least 2 cars leading to an integral garage providing additional secure off street parking. The wonderful gardens to the rear offer huge proportions and have been tastefully landscaped whilst the front gardens are also finished to a very high standard. Convenient for all local amenities, this superb home is guaranteed to impress all who view and immediate internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Part double glazed door to entrance hall.

## Entrance Hall

UPVC double glazed window to side elevation with inset blinds, single radiator and alarm control panel.

## Ground Floor WC



Fitted with low level WC, wall mounted washbasin - white suite with tiled splashback, fitted glass shelf, single radiator and ceiling mounted extractor unit.

## Lounge



UPVC double glazed window to the front elevation with inset

blinds, double radiator, understairs storage cupboard and door leading through to the kitchen diner.

## Dining Room



Open plan dining room with UPVC double glazed French doors leading out into spacious rear gardens with inset blinds, double radiator, wood effect vinyl flooring and open plan to kitchen.

## Kitchen



Fitted with base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, gas hob with overhead extractor hood, built-under electric oven, space for

a fridge freezer, plumbing for washer, UPVC double glazed window to rear elevation, wall mounted Baxi NETA-TEC gas combination boiler serving hot water and radiators and wall mounted extractor unit.

## First Floor Landing

With access point to the loft.

## Bedroom 1 (Front Facing)



UPVC double glazed windows to the front with superb views taking in Penshaw Monument and the Northern Spire Bridge, double radiator and interconnecting door to en-suite shower room.

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# MAIN ROOMS AND DIMENSIONS

## En-suite



Low level WC, washbasin and step-in shower enclosure - attractive white suite with tiled splashbacks, vinyl flooring, single radiator and UPVC double glazed window to rear elevation.

## Bedroom 2 (Front Facing)



UPVC double glazed dormer window with superb views of Penshaw Monument and the Northern Spire Bridge, single radiator and bulkhead.

## Bedroom 3 (Rear Facing)



UPVC double glazed window to rear elevation with wonderful views overlooking the gardens and fields beyond.

## Bathroom



Fitted with low level WC, pedestal washbasin and panelled

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# MAIN ROOMS AND DIMENSIONS

bath with overhead shower and glass screen- attractive white suite with tiled splashbacks, vinyl floor tiles, single radiator, UPVC double glazed window with inset blinds to rear elevation and wall mounted extractor unit.

## Outside



Double magic pebble driveway providing access to integral garage with up and over door. Landscaped gardens to the front and enclosed spacious gardens to the rear with attractive landscaping and open aspect.

## 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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be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

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## Sea Road Viewings

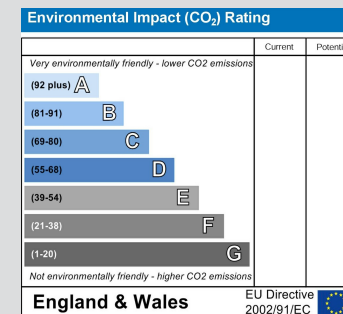
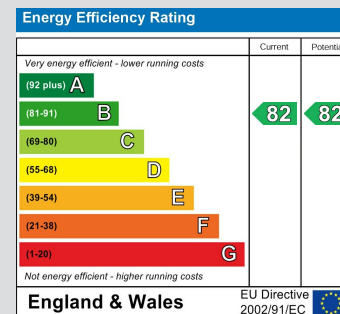
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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