















Occupying a highly sought after position on a quiet cul-de-sac just off North View and within close proximity the Dene, this popular semi detached home sits in a corner plot and offers potential for an extension to the side (subject to the appropriate planning approval).

Internal accommodation entrance porch, hall, lounge, dining room, kitchen, two double size first floor bedrooms and a bathroom whilst features of note include gas central heating and double glazing. Externally there are attractive gardens to the front and rear, with the latter also comprising a drive and garage.

Perfectly positioned for the A19 offering excellent commuting links, the property is also within walking distance of the village centre with its superb amenities. Available with no upward chain, this home is sure to command a huge level of interest due to its development potential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Porch



Double glazed windows to front and side and inner door to hall.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge/Dining Room 11'8" x 22'2"



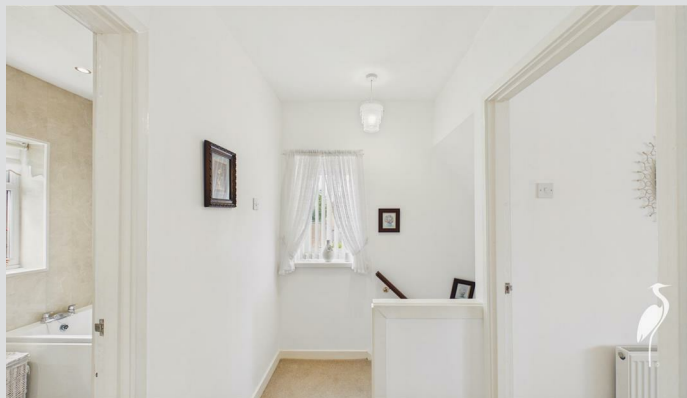
Double glazed bay window to front, double glazed window to rear. Two radiators and an electric fire.

### Kitchen 7'10" x 9'4"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Double glazed window and UPVC door to rear.

### First Floor Landing



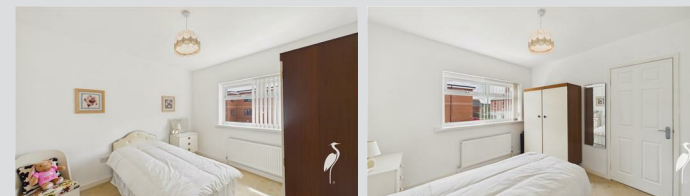
Double glazed window to side and access point to loft.

### Bedroom 1 12'10" x 11'1"



Double glazed window to front, radiator and built in wardrobes.

### Bedroom 2 10'0" x 10'10"



Double glazed window to rear and radiator.

### Bathroom



Low level WC and washbasin set into vanity unit, bath, chrome heated towel rail and double glazed window.

### Outside



Gardens to the front and rear along with a driveway and garage.

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# MAIN ROOMS AND DIMENSIONS

## Garage 9'3" x 18'7"



Access via up and over door. Double glazed windows and door to rear garden.

### 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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](http://peterheron.co.uk)

### Opening Times

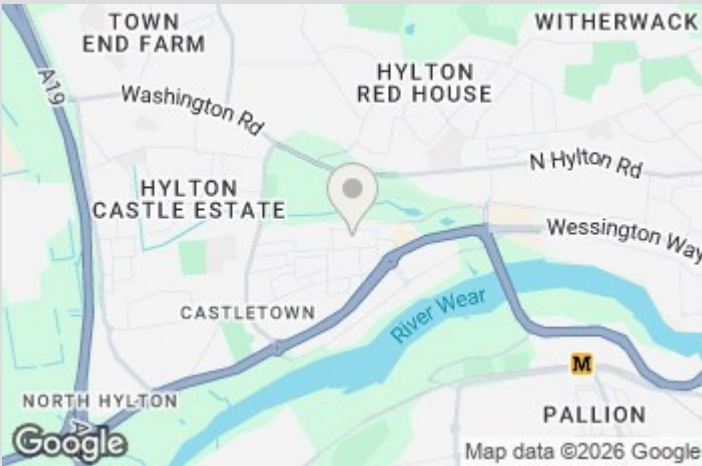
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

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

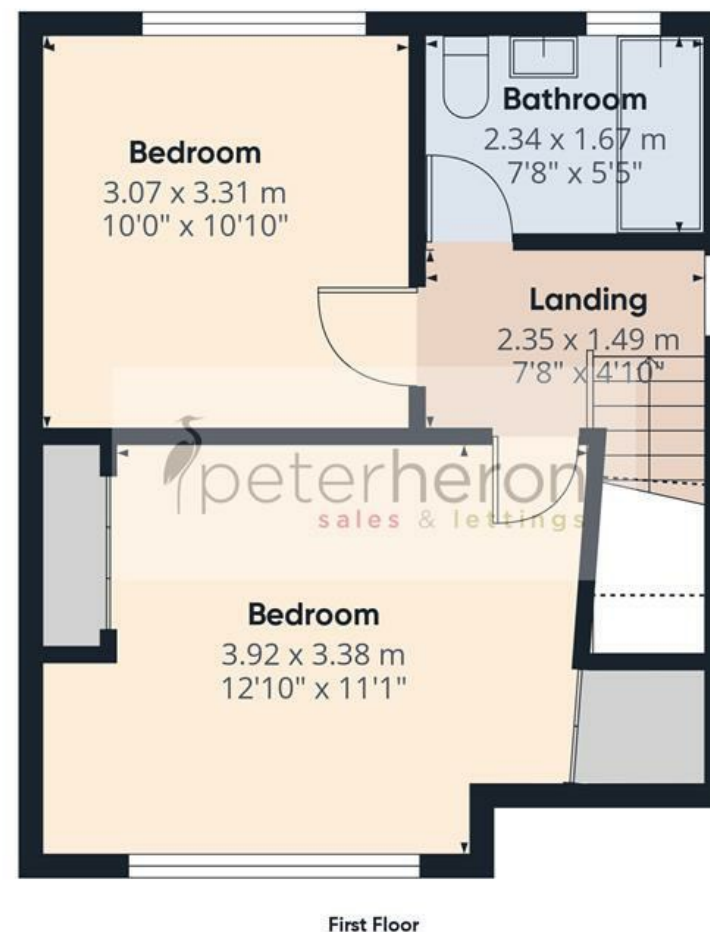
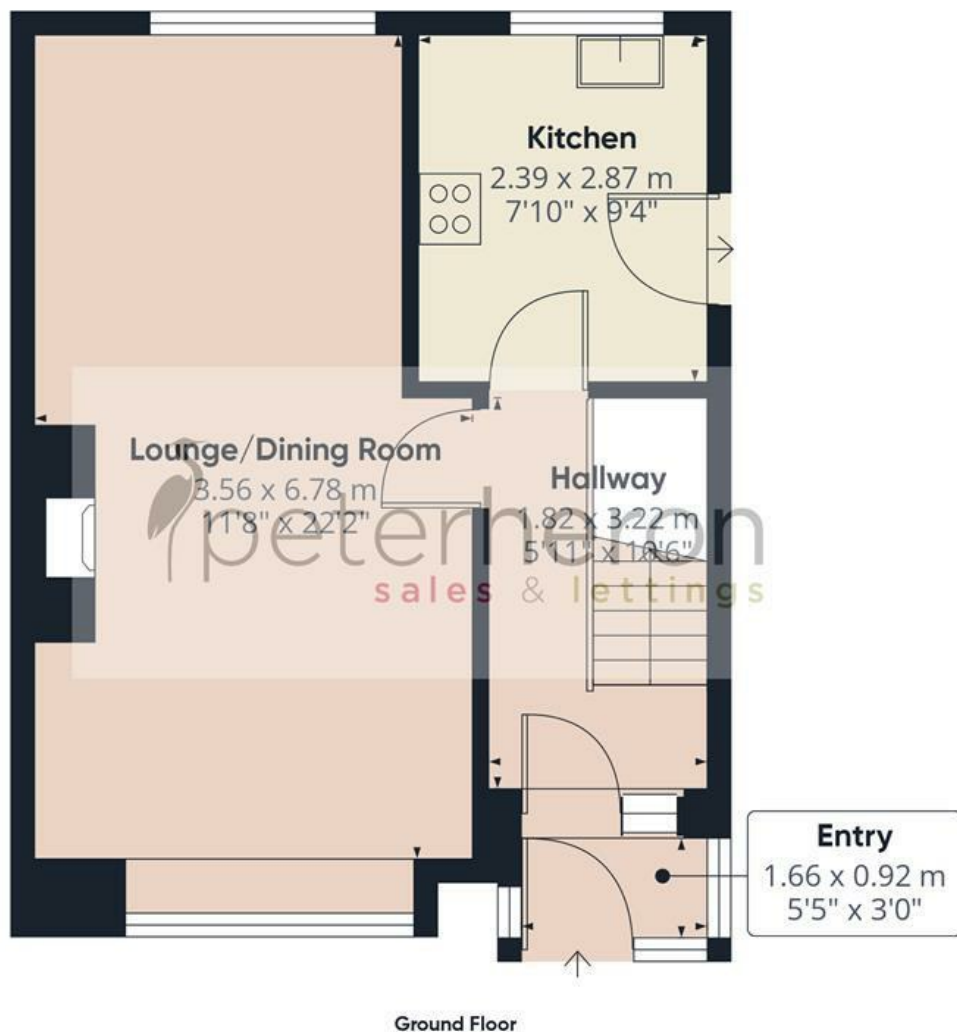
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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Approximate total area<sup>(1)</sup>

70.8 m<sup>2</sup>

763 ft<sup>2</sup>

(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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