









A beautifully appointed semi-detached house, ideally situated within this small, attractive development. Internally the stylish accommodation includes a hall with cloakroom/wc, lounge with French doors to the rear garden and a stunning kitchen, fitted with a range of contemporary units and a selection of integrated appliances. On the first floor there are two well-proportioned bedrooms and a fabulous, upgraded bathroom/wc. Externally to the front there is a parking space and to the rear a delightful, low maintenance mainly decked garden. This location is ideally placed for local amenities as well as providing great links to major road connections including the A19. We highly recommend viewing to appreciate the quality of accommodation this impressive home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



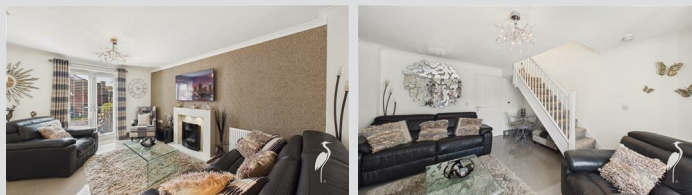
Built in cupboard, attractive tiled floor and tall feature radiator.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator, tiled floor and double glazed window.

Lounge 13'0" x 14'11"



Double glazed French door to rear garden, tiled floor, two radiators, staircase to first floor and feature fireplace with electric fire.

Kitchen 6'10" x 8'3"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, electric hob, fridge, freezer and washing machine, double glazed window to front, tiled floor and the boiler is concealed being matching kitchen unit.

First Floor Landing

Bedroom 1 11'4" x 8'3"



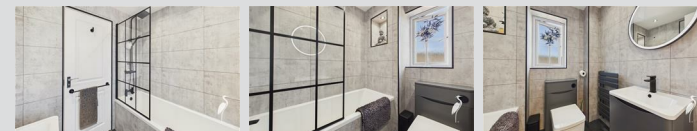
Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 12'11" x 8'3"



Double glazed window to rear, radiator and built in cupboard.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, feature radiator and double glazed window.

Outside



Parking space to the front of the property whilst to the rear there is a delightful low maintenance garden mainly decked with a small paved area along with side access gate.

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.

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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.

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

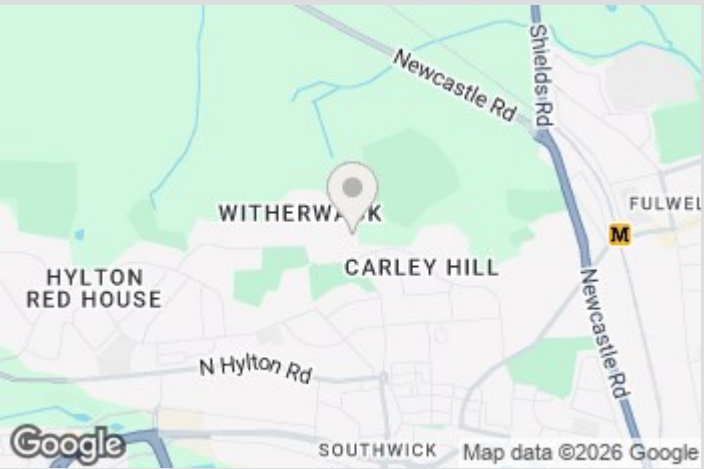
Opening Times

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

Ombudsman

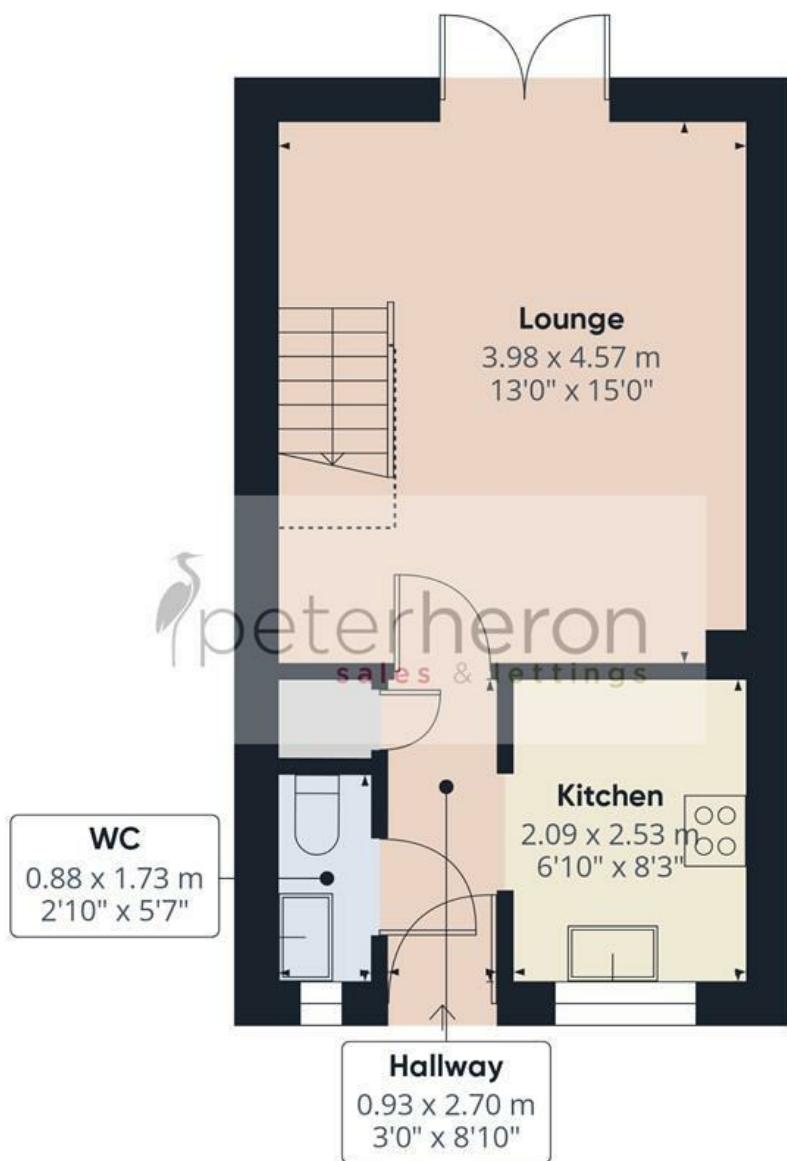
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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



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Ground Floor



First Floor

Approximate total area⁽¹⁾

53.3 m²

574 ft²

Reduced headroom

1.5 m²

16 ft²

(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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