









An attractive two bedroom semi-detached home, featuring a driveway, garage and generous rear garden, occupying a delightful cul-de-sac position within this popular area. Internally the well-appointed accommodation includes an entrance porch, spacious lounge, a contemporary breakfasting kitchen and a conservatory whilst to the first floor there are two double bedrooms and a modern bathroom/wc. Externally there is a low maintenance garden to the front with a driveway, an attached longer than average garage and a lawned garden to the rear. This location is ideally placed local amenities, shops and schools as well as providing easy access to major transport links including the A19. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Oak flooring, glazed door to

Living Room 12'11" x 17'3"



Maximum dimensions into stairwell, wall mounted plasma design electric fire, wall preparation for flat screen TV with internal cabling for Sky TV, oak flooring, LED downlights to ceiling, UPVC double glazed window to front, double radiator.

Dining Kitchen 8'11" x 12'11"



Base and eye level units with wood effect working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, electric halogen hob with overhead extractor hood, built under electric oven, space for fridge freezer, built in cupboard with fitted shelving, tiled splashbacks, LED downlights to ceiling, wood effect laminate flooring, dining area with single radiator and UPVC double glazed French doors leading out into

Conservatory 6'0" x 13'5"



Laminate flooring, part glazed door leading out into rear gardens.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 9'1" x 12'9"



Into built in wardrobes, UPVC double glazed window to front, single radiator, laminate flooring.

Bedroom 2 (rear) 9'1" x 12'11"



UPVC double glazed window to rear, single radiator, laminate flooring.

Bathroom



Low level WC, washbasin vanity unit, panel bath with overhead shower and glass screen - attractive white suite with part tiled walls, vinyl flooring, ladder design heated towel rail, UPVC double glazed window, built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Outside



Hard landscaped gardens to the front with drive providing off street parking leading to attached brick GARAGE with up and over door 7'10" x 26'9", wall mounted gas combination boiler serving hot water and radiators, space and plumbing for automatic washing machine and tumble dryer, single door to rear providing access through to the spacious rear garden. Enclosed lawned gardens to the rear with a sunny aspect and raised seating area.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

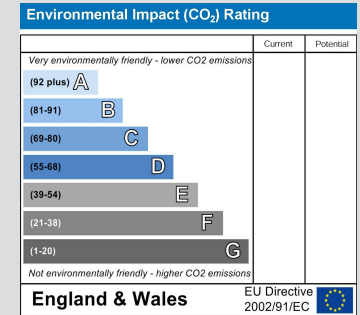
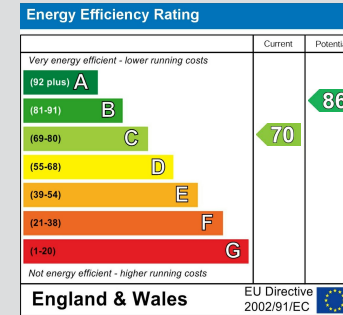
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

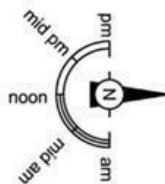


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Ground Floor
Approximate Floor Area
(41.43 sq.m)



First Floor
Approximate Floor Area
(32.07 sq.m)

9 Harthope Avenue