

An attractive two bedroom end of terrace house, occupying a delightful position along this pedestrianised walkway and fronting a lovely green with St Nicholas Church beyond as well as enjoying far reaching open views to the rear. Internally the accommodation on the ground floor includes a spacious lounge, a modern breakfasting kitchen and a conservatory. To the first floor there are two well proportioned bedrooms. Externally there is a low maintenance garden to the front and a superb garden to the rear with a lawn and patio area. Benefiting from gas central heating and UPVC double glazing. This home enjoys a convenient situation set close to the A19 making it ideal for commuting and also particularly for Nissan, Doxford International Business and Amazon workers. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed French doors to

## Entrance Vestibule

With a UPVC glass fronted door to

## Lounge 17'7" x 11'8"



A spacious lounge with a coal effect gas fire, a radiator, a double glazed bay window to the front and glass panelled wooden doors to

## Kitchen/Diner 17'7" x 12'0"



Spacious kitchen diner featuring a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space has been provided for a fridge freezer. Kitchen includes oven, tumble dryer and washing machine. There is an island which provides storage and seating, a radiator, double glazed window to the rear and a double glazed UPVC sliding door to the sun room.

## Conservatory 9'10" x 7'11"



Double glazed windows surrounding and double glazed UPVC door to rear, there is also a radiator.

## First Floor Landing

With a storage cupboard and doors to

## Bedroom 1 12'1" x 10'6"



Double glazed window to the front, fitted wardrobes and drawers, a radiator and a storage cupboard housing the boiler.

## Bedroom 2 12'8" x 9'4"



Double glazed window to the rear, mirrored wardrobes and a radiator.

## Bathroom



With a low level WC, hand wash basin and a corner bath, walk in shower cubicle, tiled walls, chrome heated towel rail and a frosted window.

## Outside



Generous front and rear gardens with stunning views and land, and there is also private resident only access to the front, there are also gardens to the rear.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A.

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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 £210.00 by Movewithus Ltd.

## Sea Road Viewings

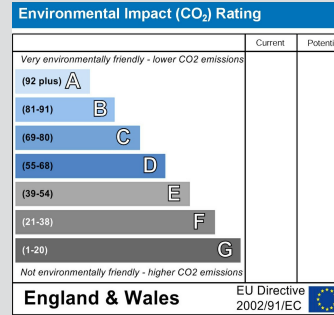
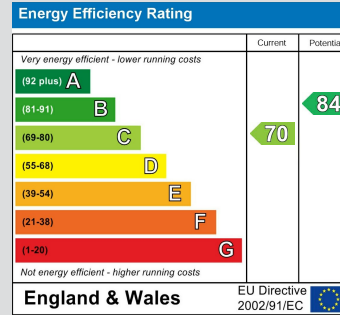
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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  
(51.70 sq.m)



First Floor  
Approximate Floor Area  
(38.60 sq.m)

