









This attractive four person two bedroom semi detached home with a generous garden to the rear sits along this sought after street within the ever fashionable Redhouse estate.

The internal accommodation briefly comprises reception hall, lounge through to dining room, modern kitchen, separate utility, two double size first floor bedrooms and a contemporary bathroom whilst features of note include gas central heating and double glazing.

Central to the City Centre, A19 and Coast and within walking distance of local amenities, this superb home is sure to impress and early internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Double radiator, double glazed window to side, stairs to first floor and door to kitchen.

Lounge 10'8" x 10'4"



Double glazed bay window to front elevation, radiator and open plan into dining room.

Dining Room 8'10" x 8'9"



Double glazed window to rear, radiator and door to kitchen.

Kitchen 8'9" x 8'9"



Range of wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven and gas hob, space for dishwasher, double glazed window rear, vertical radiator and door to utility.

Utility 7'9" x 6'5"



Wall and base units with countertops over, space for fridge freezer, washing machine and tumble dryer, vertical radiator, storage cupboard, double glazed window to front and UPVC door to rear.

First Floor Landing

Double glazed window to side and access hatch to loft.

Bedroom 1 14'11" x 9'10"



Double glazed window to front elevation, built in mirrored sliding door wardrobes, radiator and storage cupboard housing wall mounted boiler.

Bedroom 2 11'7" x 9'6"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Block paved area to the front, whilst to the rear an attractive generous garden mainly laid to lawn.

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:-
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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.
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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

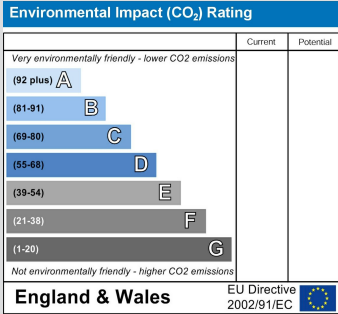
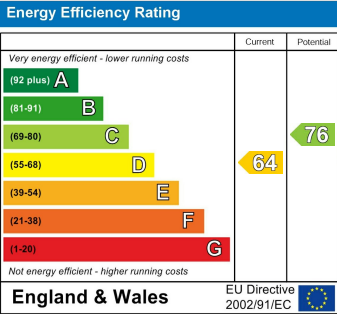
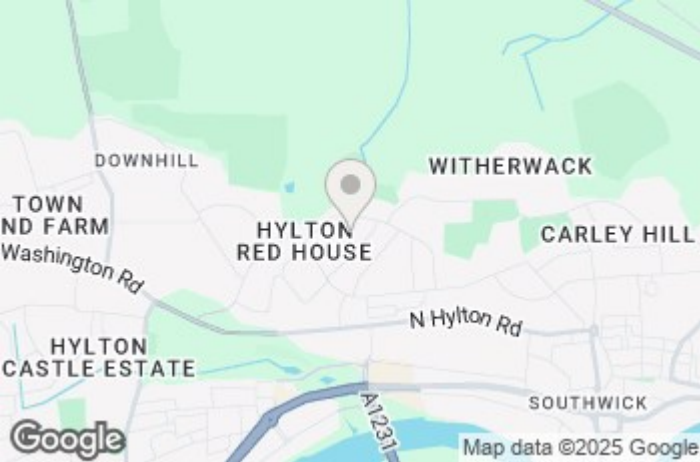
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

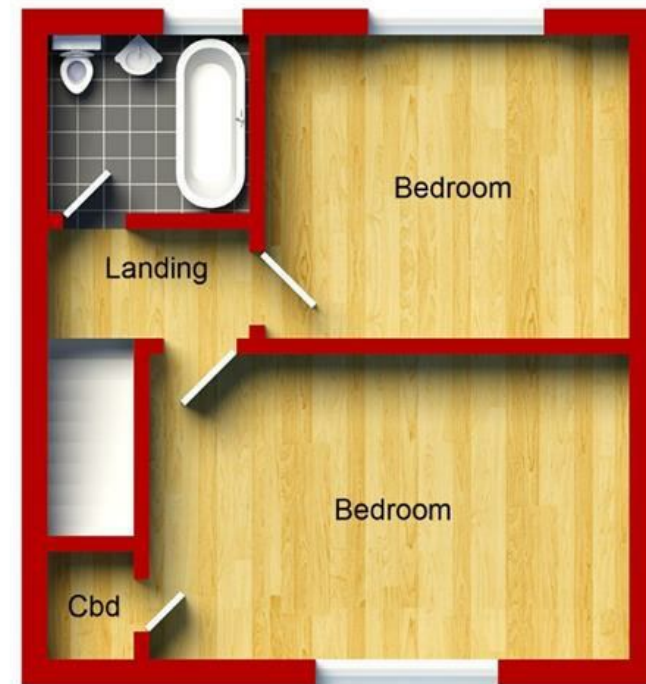
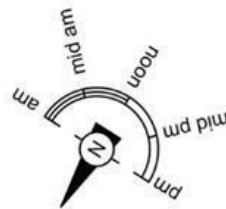


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Ground Floor
Approximate Floor Area
(38.40 sq.m)



First Floor
Approximate Floor Area
(33.30 sq.m)

21 Rosemary Road