

An extended, larger style five bedroom semi-detached house, enjoying a pleasant open aspect to the front, having recently been modernised and upgraded situated within the ever popular Hastings Hill estate. Internally the well-presented accommodation includes an entrance porch, generous hall with a cloakroom/wc and staircase to the first floor, lounge and a stunning dining kitchen, fitted with a range of contemporary units, breakfast bar and a selection of integrated appliances. On the first floor there are five excellent bedrooms and an impressive family bathroom/wc. Externally there is a driveway, a wider than average garage and gardens to the front and rear. The property is warmed by gas central heating to radiators and there are UPVC double glazed windows. This location is well placed for local amenities, as well as offering excellent routes to surrounding areas and major road links including the A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door into the entrance porch.

Entrance Porch

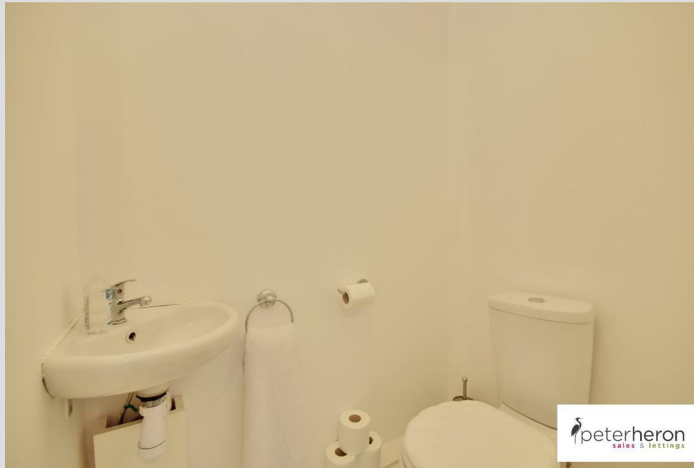
Double glazed window and an inner door leading through to the hall.

Hall



A spacious hall with staircase to first floor, radiator and doors connecting off to the lounge, dining kitchen and cloakroom WC.

Cloakroom WC



Fit with a low level WC and mini wash hand basin.

Lounge 18'5" x 11'2"



This spacious room has a double glazed window to the front and a radiator.

Dining Kitchen 19'6" x 9'10"



An impressive open plan dining kitchen fitted with a range of contemporary wall and base units with work surfaces over incorporating a breakfast bar and a sink and drainer unit. Integrated appliances include a Bosch oven, microwave, fridge and a gas hob with extractor over. There's a double glazed French door leading out to the rear garden, double glazed window to the rear, built in cupboard, radiator and a door connecting through to the garage.

First Floor Landing

Doors connecting off to the 5 bedrooms and family bathroom.

Bedroom 1 10'9" x 10'11"



Double glazed window to the front providing delightful open views, a radiator and fitted sliding door wardrobes.

Bedroom 2 12'0" x 10'6" extending to 13'3"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'4" x 7'11"



Double glazed window to the front providing open views and a radiator.

Bedroom 5 11'6" x 7'9"



Double glazed window to the front providing open views and a radiator.

Outside



There're gardens to both the front and rear, driveway and an integral garage.

Bedroom 4 7'8" x 11'5"



Double glazed window to the rear and a radiator.

Family Bathroom



Fitted with a superb contemporary suite comprising of a low level WC, wash hand basin set into vanity unit and a p-shaped panelled bath with mains fed shower over - there's a radiator and a double glazed window.

Gargage 19'3" x 11'7"

With main roller shutter access door as well as an additional pedestrian door, space is provided for the inclusion of a fridge freezer, washing machine and tumble dryer. There's a double glazed door leading out to the rear garden and an internal door to the dining kitchen.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

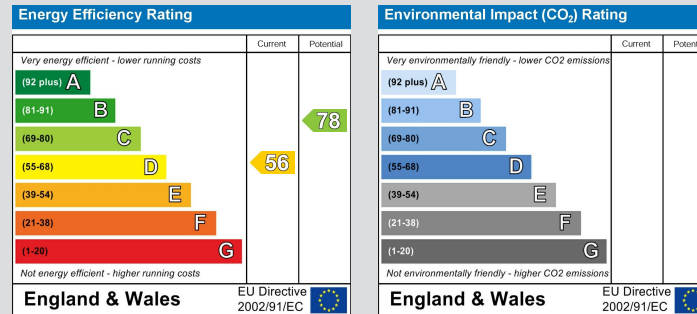
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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