









This FREEHOLD two bedroom semi-detached home, occupies a delightful cul-de-sac position within this popular area, available for sale with no upper chain involved. Internally the accommodation includes an entrance lobby, lounge and a breakfasting kitchen whilst to the first floor there are two bedrooms and a bathroom/wc. Externally there is a garden to the front with a double length driveway, an attached garage and attractive garden to the rear. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. Early viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Lobby

There is a double glazed window and a door leading through to the lounge.

### Lounge 15'3" x 12'6" max measure inc staircase area



Double glazed window to the front, radiator, staircase to the first floor and a door to the breakfasting kitchen.

### Breakfasting Kitchen 12'4" x 8'10"



With wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, there is an extractor over, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window to the rear and a double glazed door to the rear garden.

## First Floor Landing

With an airing cupboard and doors to the two bedrooms and bathroom.

### Bedroom 1 12'5" x 8'9"



Double glazed window to the rear and a radiator.

### Bedroom 2 10'4" max into recess x 7'6"



Double glazed window to the front, radiator and built in storage cupboard.

## Bathroom



Three piece suite, low level WC, pedestal wash hand basin with panel bath with electric shower over and there is also a radiator.

## Outside



There is a garden to the front with a double length driveway, an attached single garage and to the rear is an attractive garden with a lawned area and patio.

### 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 C

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# MAIN ROOMS AND DIMENSIONS

## Important Notice Part 1

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## Important Notice Part 2

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## Fawcett Street Viewings

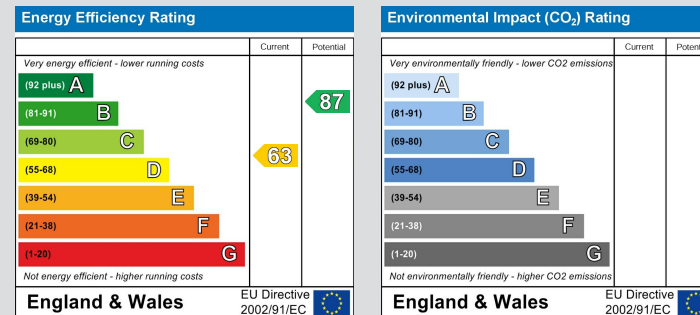
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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