









An attractive three bedroom semi-detached home, occupying a delightful cul-de-sac position within this sought after area. Internally the well appointed accommodation on the ground floor includes a hall with staircase to the first floor, lounge opening through to a dining room, a kitchen and a useful utility area. On the first floor there are three bedrooms and a bathroom/wc. Externally there are attractive, well-maintained gardens to the front and rear, driveway and an attached garage. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door into the

Entrance Hall



There is a radiator and a staircase to the first floor with under stairs storage cupboard.

Lounge 12'7" into alcove x 14'11"



Double glazed window to the front, a radiator and the room opens through into the dining room.

Dining Room 10'1" x 8'3"



Double glazed French door to the rear, radiator and a door too the kitchen.

Kitchen 11'9" x 8'4"



With fitted wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a oven and hob, there is a double glazed window to the rear and a archway leading through into the utility.

Utility 11'5" x 6'0"



With space provided for the inclusion of a fridge freezer, there is a radiator, double glazed door to the rear garden, double glazed window to the rear and a wall mounted boiler.

First Floor Landing



With a double glazed window to the side and doors leading off to the three bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'0" x 9'3" not inc robes



Double glazed window to the front, there is a radiator, fitted sliding door wardrobes and a built in cupboard.

Bedroom 2 10'11" x 10'7" max inc fitted units



Double glazed window to the rear, radiator and fitted storage unit, there is a loft access hatch with pull down ladder to an excellent floored out loft space.

Bedroom 3 7'10" x 8'5"



With a double glazed window to the front and a radiator.

Bathroom



With a low level WC, pedestal wash hand basin, panel bath with mains fed shower over, there is a radiator, two double glazed windows, tiled floor and part tiled walls.

Outside



There is a garden to the front of the property with a driveway

providing off street parking and access to the attached single garage, there is a useful side access, to the rear there is a delightful garden with lawned and patio area.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1956 and the Ground Rent is £7 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C

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 themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales

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MAIN ROOMS AND DIMENSIONS

particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

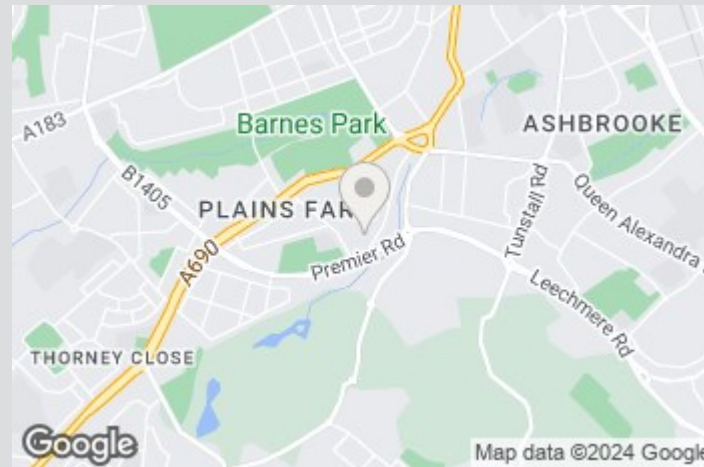
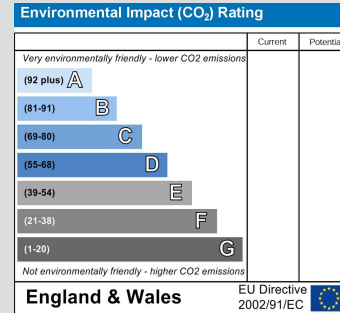
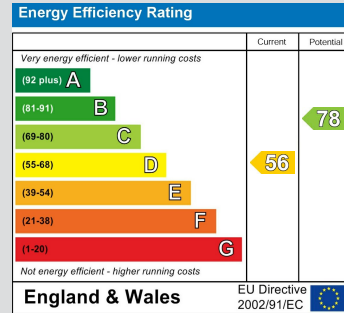
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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
(48.06 sq.m)



First Floor
Approximate Floor Area
(41.97 sq.m)

