









Internally the well-appointed accommodation is accessed via a superb reception hall with a staircase to the first floor and a cloakroom/wc. There is an attractive lounge and a fabulous open plan dining kitchen, fitted with a range of stylish units, luxury work surfaces, a selection of integrated appliances and French doors to the rear garden. Completing the ground floor accommodation is a study and useful utility, accessed from the kitchen. On the first floor there is a master bedroom with fitted wardrobes and an en-suite shower room/wc, three further bedrooms and a family bathroom/wc, incorporating a shower cubicle. Externally there is a small garden to the front, a double length driveway with an EV charger, a single garage and a delightful, landscaped garden to the rear with a lawn and patio area. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. We highly advise arranging a viewing to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

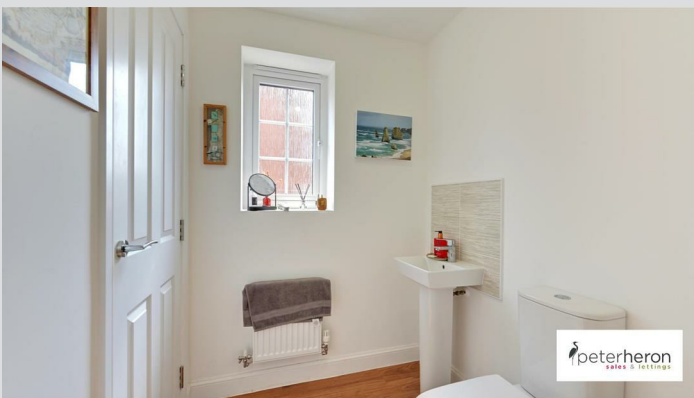
Access via an entrance door to

Reception Hall



Spacious reception hall with a radiator, staircase to the first floor and doors leading off to the cloakroom/WC, study, lounge and dining kitchen.

Cloakroom/WC



Low level WC, pedestal wash hand basin, radiator and double glazed window.

Study 9'4" x 7'8"



This versatile room is currently being utilised as a study and it has a double glazed window to the front and a radiator.

Lounge 18'11" into bay x 12'1"



Double glazed bay window to the front and two radiators.

Dining Kitchen 19'11" x 11'3" extending to 14'0"



A spacious dining kitchen fitted with an excellent range of wall and base units with luxury work surfaces over, incorporating a 1 1/2 bowl sink unit, integrated appliances include an AEG double oven and an AEG gas hob, a fridge, a freezer and a dishwasher, there is a double glazed French

door leading out onto the rear patio area, double glazed window to the rear, two radiators and a door to the utility.

Utility 8'2" x 5'2"



With wall and base units with work surface over, incorporating a sink and drainer unit, space has been provided for the inclusion of a washing machine, the central heating boiler is concealed behind a matching fronted unit, there is a radiator and a door leading out to the rear garden.

First Floor Landing



With a double glazed window, radiator and airing cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'9" x 12'2"



Double glazed window to the front, radiator, fitted wardrobes and a door to the en suite.

En Suite



With a low level WC, pedestal wash hand basin, step in shower cubicle with a mains fed shower, there are part tiled walls and a ladder style radiator, there is also a double glazed window.

Bedroom 2 13'3" x 9'5"



Two double glazed windows to the front and a radiator.

Bedroom 3 9'8" x 9'9" not inc recess



Two double glazed windows to the rear and a radiator.

Bedroom 4 10'2" x 8'0" not inc robes



Double glazed window to the rear and a radiator.

Bathroom



Fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, panel bath and step in shower cubicle with a mains fed shower, there is ladder style radiator, part tiled walls and double glazed window.

Outside



To the front of the property there is a small garden with a double length driveway with a EV charger and providing access to the single garage, to the rear is a delightful landscaped garden with a lawned area and attractive patio.

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MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Maintenance Charge

We have been advised by our client there is a maintenance charge for communal areas of £140.00 per annum.

Council Tax Band

The Council Tax Band is Band E

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 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

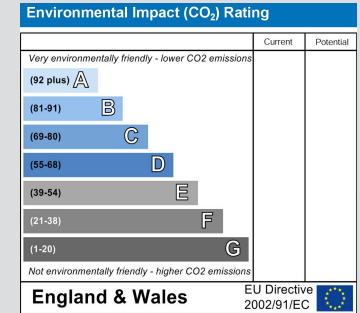
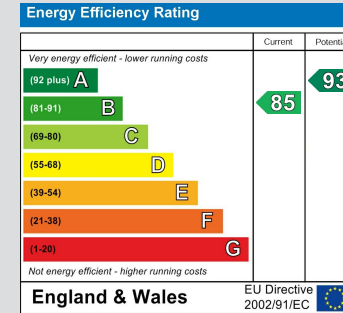
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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