









An extended and beautifully presented semi-detached house, providing spacious and impressive accommodation within the ever popular St. Aidan's Estate. The immaculate accommodation on the ground floor includes an entrance hall with staircase to the first floor, living room and generous lounge/diner, enjoying a dual aspect. There is a superb modern fitted kitchen and a fabulous contemporary bathroom/wc. To the first floor there are three well-proportioned bedrooms. Externally there is a garden to the front with a driveway and there is a delightful garden to the rear. Benefits of the house include gas central heating to radiators and double glazed windows. This convenient location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. Early viewing is highly recommended to appreciate this fabulous home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Hallway



With staircase to the first floor and doors leading off to the living room, lounge/diner and kitchen.

### Living Room 11'10" x 10'10"



This delightful room has a double glazed window to the front, a radiator and a multi fuel burning stove.

### Lounge/Diner 24'0" x 8'2"



Enjoying a dual aspect with double glazed French doors to the rear, double glazed window to the front and two radiators.

### Kitchen 14'4" x 8'5"



The kitchen is fitted with an excellent range of modern wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer, a washing machine and dishwasher, there is a double glazed French door leading out to the rear garden and there is a chrome ladder style radiator.

### Bathroom



A contemporary suite with a low level WC, wash hand basin

set into vanity unit and a free standing bath with a tiled floor, tiled walls, a double glazed window and a ladder style radiator.

### First Floor Landing

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

### Bedroom 1 18'8" x 8'0"



This room enjoys a dual aspect with double glazed windows to the front and rear, there is a radiator and a built in cupboard.

### Bedroom 2 11'11" x 12'1"



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'10" x 10'6"



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

## Outside



To the front of the property there is a garden with a driveway providing off street parking, whilst to the rear there is a delightful low maintenance garden with artificial grass, paved patio and a shed.

## 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 19/3/1935 and the Ground Rent is £0. We have been advised there is an absentee leaseholder.

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 B.

## Important Notice

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. 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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please

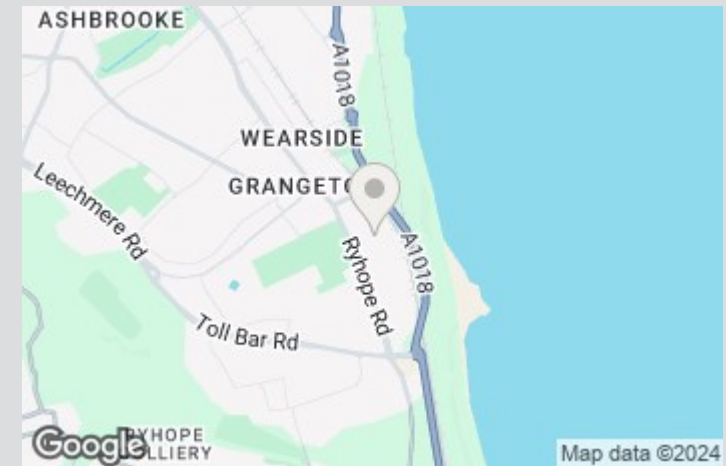
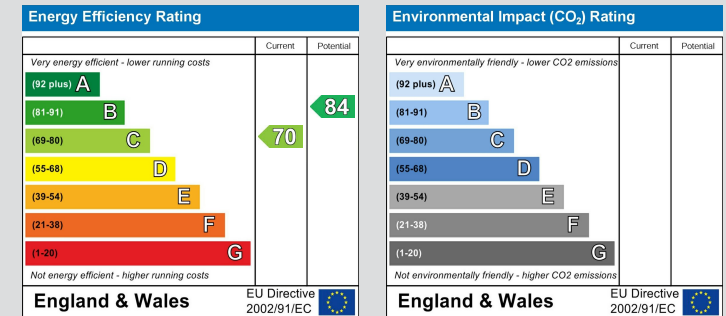
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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