









This recently upgraded and modernised four bedroom terrace home, provides spacious and immaculate accommodation, on this pleasant tree lined private road. Internally there is an entrance vestibule, leading through to an impressive reception hall with a cloakroom/wc and staircase to the first floor. There are two generous reception rooms and an impressive kitchen / diner. On the first floor there are four bedrooms and a contemporary bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators, an enclosed courtyard to the rear with gated access for parking, along with additional parking adjacent to the front of the property. This convenient location is ideal for access to local amenities, shops and schools as well as providing excellent transport connections. Available with immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to vestibule.

Entrance Vestibule

Inner door leading through to hall.

Reception Hall



Impressive hallway with staircase to first floor, decorative plaster work to ceiling, radiator, built in storage cupboards.

Cloakroom/WC



Low level WC and mini washbasin, double glazed window.

Lounge 14'11" into bay x 14'10" into alcove



This attractive room has a double glazed bay window to front, radiator and decorative feature fireplace.

Dining Room 12'9" x 12'7" into alcove



Double glazed window to rear and radiator.

Kitchen/Diner 17'3" x 9'10"



Measurements not including bay area. Fitted with a range of contemporary units with work surfaces over incorporating breakfast bar, sink and drainer unit, integrated appliances include electric oven and electric hob with extractor chimney over, space for fridge freezer and washing machine, box style with double glazed windows, double glazed door providing access out to rear courtyard. Radiator. Double glazed window to rear. Central heating boiler is concealed behind matching fronted unit.

First Floor Landing



Built in cupboards.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'8" into bay x 10'4" not including robes



Double glazed bay window to front providing a delightful open aspect, radiator, built in wardrobes into alcove and decorative feature fireplace. Coving to ceiling.

Bedroom 2 12'9" x 11'5"



Double glazed window to rear radiator and built in cupboard.

Bedroom 3 11'4" x 8'5"



Double glazed window to side, radiator, built in cupboard, fitted shelves and decorative feature fireplace.

Bedroom 4 6'10" x 8'9"



Double glazed windows to front and rear, radiator.

Bathroom



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and panel bath with electric shower over, radiator and double glazed window.

Outside



Low maintenance town garden to front and to the rear a courtyard with gated access providing off street parking if required. Additionally there is a piece of land to the front opposite the property used for parking.

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Fawcett Street Viewings

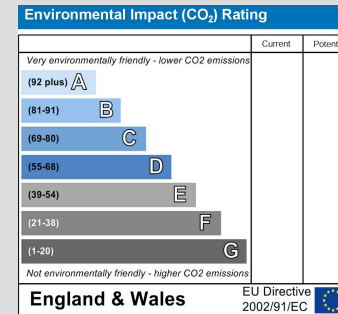
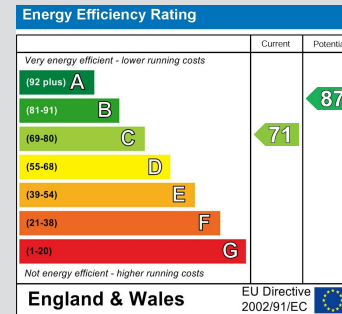
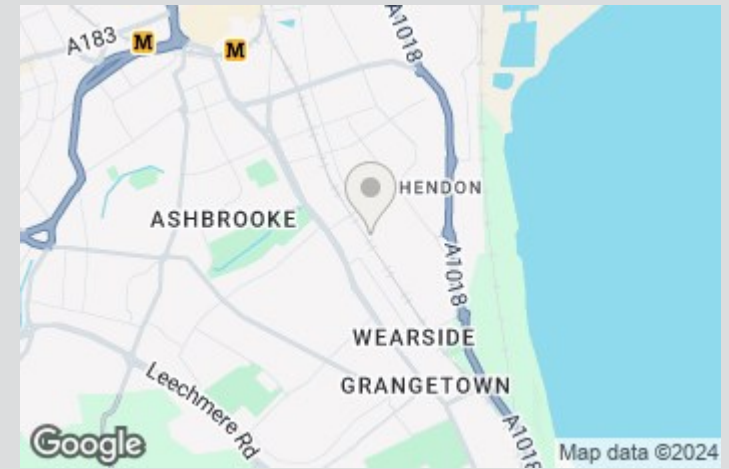
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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