





All is pretty.  
Andy Warhol  
Moderna Museet.  
Stockholm Sweden  
10/2-17/3 1968





Occupying a superb, generous plot is this attractive three bedroom detached house within this popular and established area. Internally the accommodation includes an entrance lobby, lounge, a modern dining kitchen and a conservatory. On the first floor there are bedrooms and a contemporary bathroom/wc. Externally there is a driveway, providing excellent off street parking, an attached garage and delightful, established gardens to the front and 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 is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Lobby



Double glazed window and a door to dining kitchen.

### Dining Kitchen 22'1" x 9'6"



This superb open plan room enjoys a dual aspect with double glazed window to the front and a double glazed window to rear. The kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating a sink unit, integrated appliances include an electric oven and electric hob with extractor over and a dishwasher, space for fridge freezer, radiator and door lead off to utility and lounge.

### Lounge 13'9" not including staircase area x 13'1"



Double glazed window to front, two radiators, staircase to first floor and a double glazed French door to conservatory.

### Conservatory 15'10" x 10'9"



Double glazed door leading out to the patio area, radiator and double glazed windows provide a pleasant aspect over the garden.

### Utility 7'9" x 4'10"



Fitted units with work surface over, space for washing machine and tumble dryer, door to the side of the property, double glazed window to rear, wall mounted boiler and a radiator. Door to garage.

### First Floor Landing



Double glazed window to front and a built in cupboard.

### Bedroom 1 10'0" not including robes x 9'5"



Double glazed window to rear, radiator and fitted sliding door wardrobes.

### Bedroom 2 11'4" x 8'11"



Double glazed window to rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'1" x 6'11"



Double glazed window to front and a radiator.

## Bathroom



Modern suite with low level WC, washbasin set into vanity unit and panel bath, chrome ladder style radiator and a double glazed window.

## Outside



The property occupies a generous plot with a driveway providing ample off street parking and access to the garage. There are established gardens to the front and rear laid mainly to lawn with mature borders.

## Garage 16'9" x 7'10"

Attached garage with up and over access door, single glazed window and an internal door to utility.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice

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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

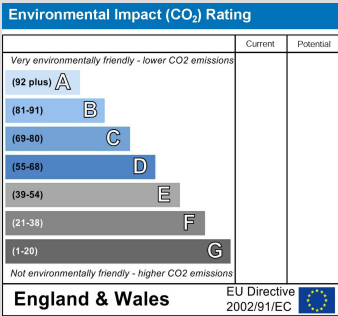
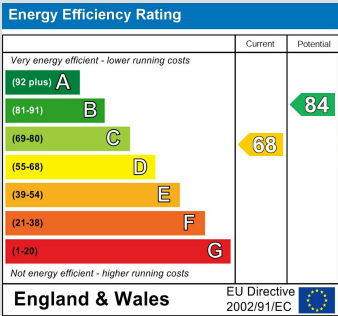
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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## MAIN ROOMS AND DIMENSIONS

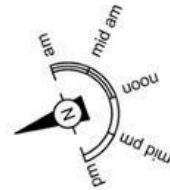


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Ground Floor  
Approximate Floor Area  
(80.00 sq.m)



First Floor  
Approximate Floor Area  
(39.10 sq.m)

9 Hinkley Close