









A generously proportioned four bedroom semi-detached Dutch bungalow with a double garage, occupying a superb corner plot within this highly sought after location. Internally the well appointed accommodation on the ground floor is accessed via an entrance porch, connecting through to a fabulous reception hall with an attractive staircase to the first floor. There is a living room with a bay window to the front, glazed doors leading through to the spacious 19ft lounge / diner with French doors leading out to the rear and there is a superb modern kitchen, fitted with an excellent range of units. Completing the ground floor is a double bedroom with fitted wardrobes and access through to a contemporary 'Jack & Jill' bathroom/wc with a wet area. On the first floor there is a bedroom with an en-suite shower room/wc and two further bedrooms that both have the benefit of access to a 'Jack & Jill' shower room/wc. Externally there is a delightful garden to the front, an enclosed side garden with a lawn and established planting, a low maintenance garden to the rear and gated access to a double garage. Situated on the corner of Crosslea Avenue and Bainbridge Avenue, the property is ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections.. We highly advise arranging a detailed inspection to appreciate this outstanding home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed window, tiled floor and door leading through to hall.

Reception Hall



This impressive and spacious hallway has stairs to first floor, radiator, feature single glazed stain/lead glass window.

Living Room 18'2" into bay x 11'9" into alcove



Double glazed bay window to front, radiator and feature fireplace with gas fired stove, part glazed door leading through to lounge/diner.

Lounge/Diner 19'10" x 9'11"



Double glazed window to rear, double glazed French door to patio, radiator and door to kitchen.

Kitchen 10'10" x 6'6" plus 10'8" x 10'4"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, fridge freezer, dishwasher, washing machine and tumble dryer. Double glazed window to rear, double glazed door to rear garden and double glazed window to side. Tall radiator.

Bedroom 1 15'10" into bay and including robes x 10'5"



Double glazed bay window to front, radiator and fitted wardrobes. Door to Jack & Jill bathroom.

Jack and Jill Bathroom



This room can be accessed from both the reception hall and bedroom 1. This impressive room is fitted with a low level WC, pedestal washbasin, panel bath and wet area with mains shower, tiled walls and floor, period style radiator with heated towel rail and two double glazed windows.

First Floor Landing



Bedroom 2 13'3" x 12'0" max including fitted robes



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

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MAIN ROOMS AND DIMENSIONS

En-Suite



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, period style radiator with heated towel rail and double glazed window.

Bedroom 3 10'11" x 10'3"



Double glazed window to side and radiator. Door to Jack & Jill shower room.

Bedroom 4 9'5" x 8'4"



Double glazed window to rear, radiator and door to Jack & Jill shower room.

Jack and Jill Shower Room



Low level WC, pedestal washbasin, step in shower cubicle with mains shower, period style radiator with heated towel rail and double glazed window.

Outside



The property occupies an attractive corner plot with a delightful garden to the front, an enclosed side garden with a lawn and established planting and to the rear a low

maintenance paved garden. To the side of the property there is also a gated access which leads through to a double garage with roller shutter access door.

Council Tax Band

The Council Tax Band is Band

Tenure Freehold

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

Important Notice - Particulars

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

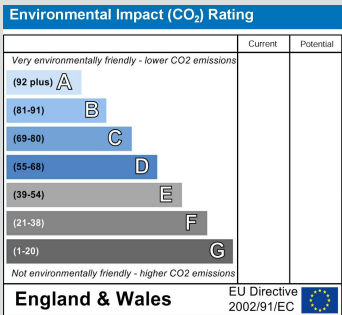
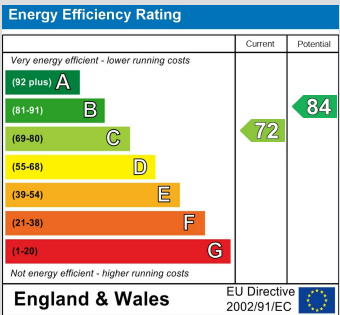
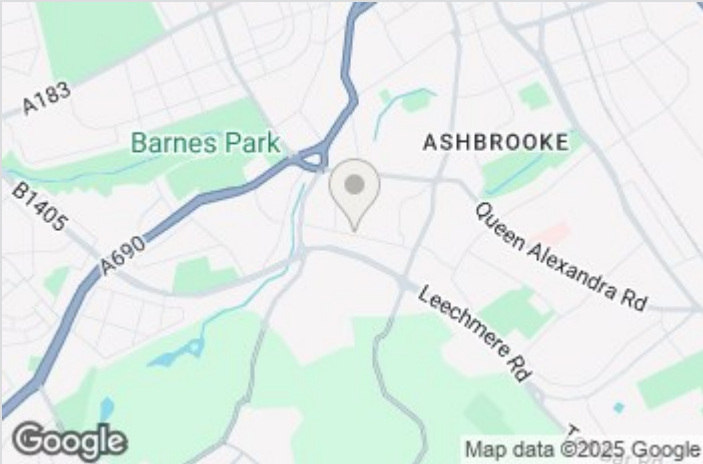
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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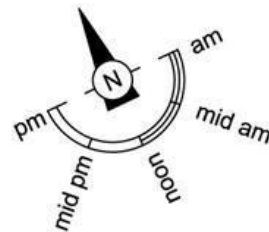
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Ground Floor
Approximate Floor Area
(102.80 sq.m)



First Floor
Approximate Floor Area
(48.60 sq.m)



37 Crosslea Avenue