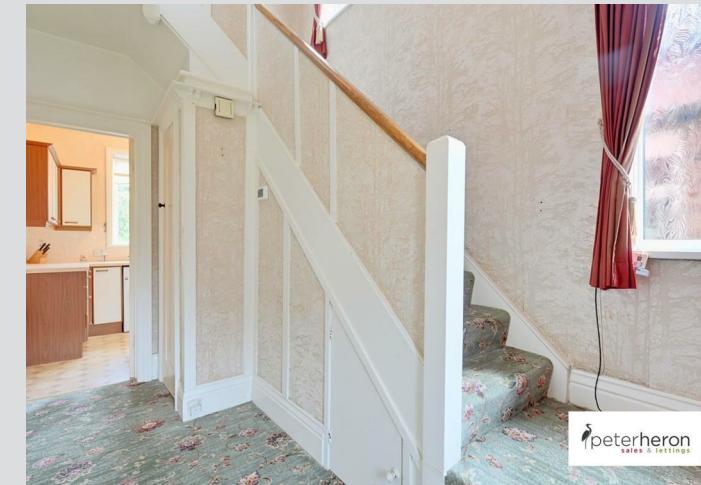






 peterheron
sales & lettings





An attractive three-bedroom semi-detached home, enjoying a beautiful, mature garden to the rear within this sought-after residential area. Internally the accommodation includes an impressive hall with staircase to the first floor, two reception rooms and a fitted kitchen whilst to the first floor there are three bedrooms and a shower room/wc. Externally there is a garden to the front with a block-paved driveway, a single garage and a useful side access leading through to a wonderful garden to the rear with a lawn, patio and established planting. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. The property is available with vacant possession and no upper chain involved and provides great potential for a new owner to put their own stamp on the accommodation, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door into the reception hall.

Reception Hall



Spacious and impressive reception hall with a staircase to the first floor, a radiator, recess providing a cloaks area and a built in storage cupboard.

Lounge 13'11" x 11'0"



Recently installed double glazed window to the front and a radiator.

Dining Room 16'1" x 11'0"



Recently installed large double glazed windows to the rear overlooking the garden, a radiator and a fitted fire.

Kitchen 10'2" x 7'10"



Fitted wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine. There is a recently installed double glazed window to the rear, radiator and a double glazed external door to the side.

First Floor Landing

Double glazed window to the side and doors leading off to the three bedrooms and to the shower room.

Bedroom 1 14'5" x 10'4" not inc robes



Double glazed window to the rear overlooking the gardens, radiator and fitted wardrobes.

Tried. Trusted. Recommended.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'8" x 10'2" not inc robes



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3 7'11" x 6'8"



Double glazed window to the front, radiator and fitted wardrobe.

Shower Room



Low level WC pedestal, wash basin and a mains fed walk in shower, two double glazed windows and a ladder style radiator. An airing cupboard with a double glazed window houses the boiler which our client has advised was installed in 2022.

Outside



To the front of the property there is an attractive garden with a lawn and planted boarders along with a block paved driveway providing off street parking and access to the single garage, there is a useful side access leading down from the front to the rear of the property where there is a beautiful mature garden with a lawn, patio and established pants and shrubs.

Tenure FH

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

Council Tax Band

The Council Tax is Band C.

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.

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.

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 £300.00 by Movewithus Ltd.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 12noon

Ombudsman

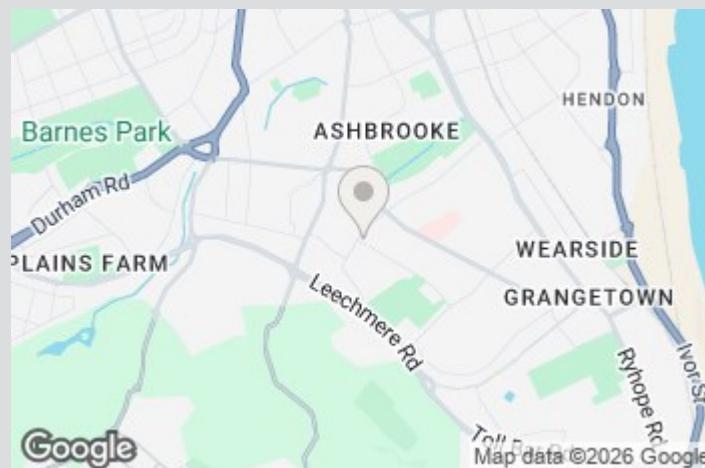
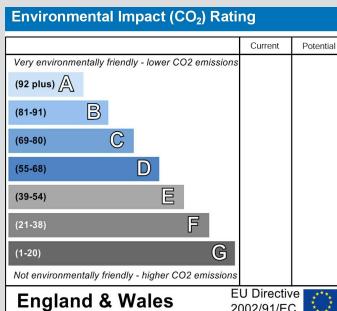
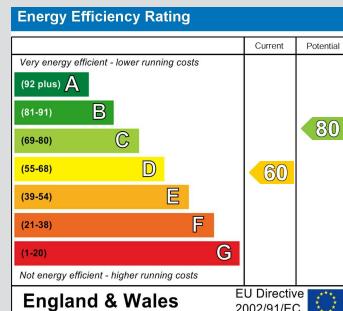
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MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



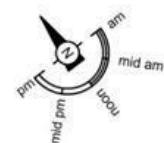
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Ground Floor
Approximate Floor Area
(50.20 sq.m)



First Floor
Approximate Floor Area
(48.60 sq.m)

3 Stannington Grove,