









An attractive three bedroomed semi detached home occupies a delightful cul-de-sac position within this convenient locality. The internal accommodation includes an entrance hall, lounge, dining room, kitchen, utility, three first floor bedrooms, a bathroom and gardens to the front and rear are accompanied by a drive providing off street parking and an attached garage. Benefiting from gas central heating and UPVC double glazing, the property is well placed for the A19 and City Centre. Internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

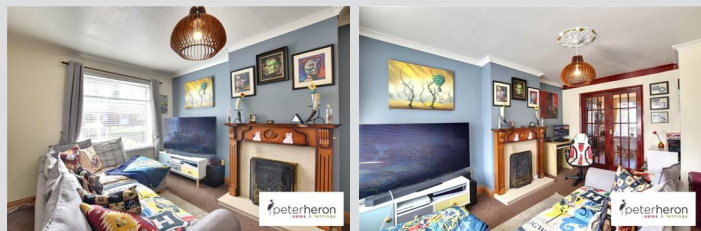
Access via UPVC entrance door into entrance hall.

Entrance Hall



Stairs to the first floor, storage cupboard and a door to the lounge.

Lounge 14'4" x 11'3"



Double glazed window to front, feature fireplace, wooden glass paneled double doors opening into the dining room.

Dining Room 8'11" x 8'5"



Double glazed window to rear, radiator, opening to kitchen.

Kitchen 10'11" x 8'8"



Range of wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hobs and extractor fan, space provided for washing machine, double glazed window to rear, radiator. Opening into utility.

Utility 9'10" x 9'3"



Space provided for a fridge freezer, double glazed window and UPVC door to rear, doors to WC and garage.

Separate WC



Low level WC, wash hand basin.

First Floor Landing

Double glazed window, radiator, access hatch to loft, storage cupboard and doors to

Bedroom 1 14'7" x 9'7"



Double glazed window to front, radiator, built in wardrobes and dresser.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'8" x 8'11"



Double glazed window to rear and a radiator.

Bedroom 3 9'8" x 7'10"



Double glazed window to front, radiator, built in storage cupboard.

Bathroom/WC



Low level WC, wash hand basin, vanity unit, bath with waterfall shower over, LED mirror, chrome heated towel rail.

Outside



Low maintenance garden to the front with a driveway providing off street parking, attractive garden to the rear, mainly graveled with a shed and a garage,

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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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 £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

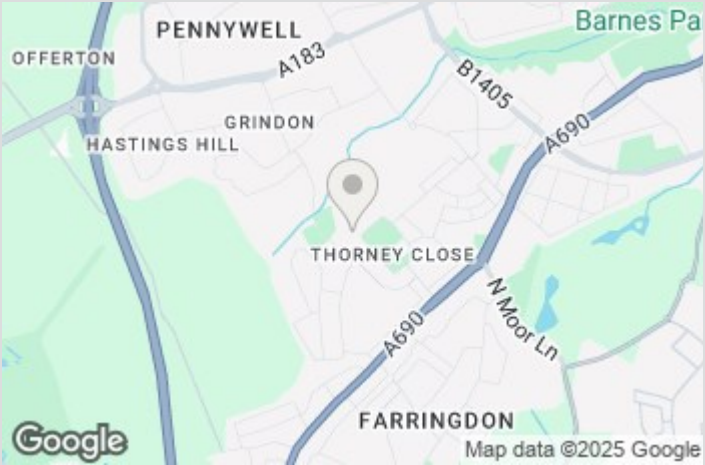
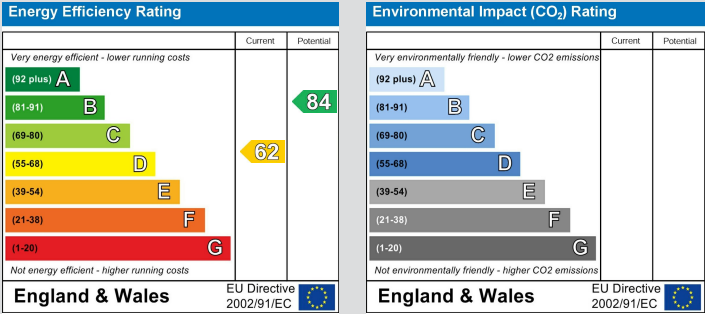
Ombudsman

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