









This superb two bedroom semi-detached house, provides an immaculate standard of accommodation and occupies an excellent, generous plot. Internally the accommodation includes a lounge, a modern kitchen / diner and a ground floor WC. To the first floor there are two double bedrooms and a contemporary bathroom/wc. Externally there are delightful gardens to the front, side and rear. The property enjoys a convenient situation for local amenities, shops and schools, along with transport connections including the A19. Early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Lounge 14'11" into alcove not inc staircase area x 12'2"



Double glazed window to front, radiator, staircase to first floor and door to kitchen.

Kitchen/Diner 13'4" x 9'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, double glazed window to rear, radiator and door to lobby.

Lobby

Double glazed door to side, built in cupboard housing the boiler and door to WC.

Ground Floor WC

First Floor Landing

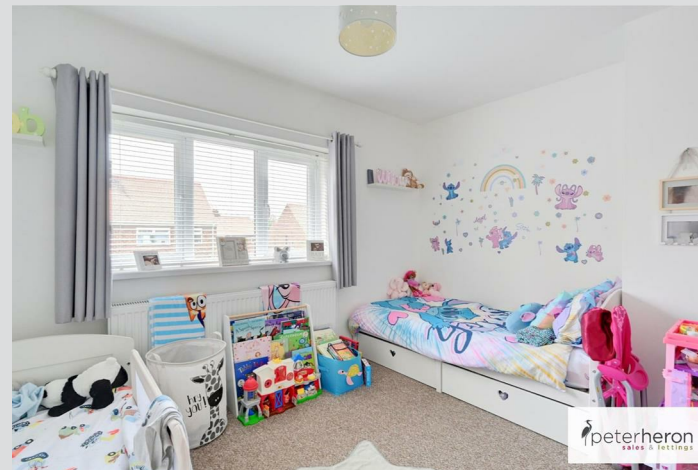
Double glazed window to side.

Bedroom 1 14'10" not inc recess x 11'2"



Two double glazed windows to front, radiator and built in cupboard.

Bedroom 2 11'7" x 10'11"



Double glazed window to rear, radiator and built in cupboard.

Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin vanity unit and panel bath with mains shower, chrome ladder style radiator, tiled walls and double glazed window.

Outside



Generous lawned garden to the front and side and an additional garden laid mainly to lawn to the rear with useful garden storage.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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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.

Fawcett Street Viewings

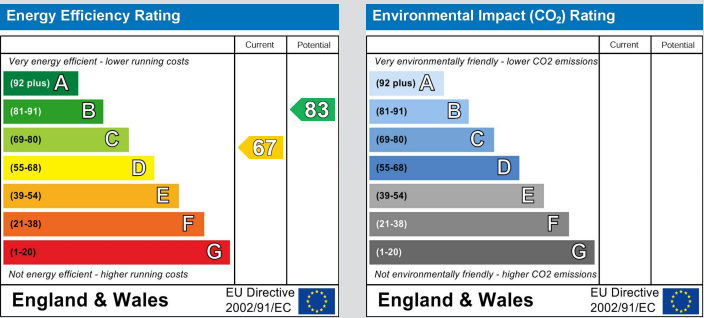
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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