









A well presented two bedroom semi detached house boasting generous off street parking and delightful rear gardens. Internally the accommodation on the ground floor includes an attractive lounge opening to kitchen, spacious conservatory, two first floor double bedrooms and a contemporary bathroom. Features of note include gas central heating and double glazing. Externally there is a double length driveway to the front with lawned area and to the rear a generous garden perfect for entertaining. Well placed for access to local amenities as well as offering excellent links to major road connections including the A19. Early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Lounge 14'1" x 16'0"



Double glazed bay window to front, radiator, electric fireplace and staircase to first floor. Open plan into kitchen.

Kitchen 15'11" x 7'4"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. Radiator and UPVC double glazed French doors to conservatory.

Conservatory 13'1" x 10'7"



UPVC double glazed French doors to rear and radiator.

First Floor Landing

Double glazed window and access point to loft.

Bedroom 1 12'8" x 10'9"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 9'8" x 9'3"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin vanity unit and bath with shower over, chrome heated towel rail and double glazed window.

Outside



Spacious front garden with lawned area and driveway providing off street parking for numerous cars. Generous rear garden with lawned area, paved seating area and decked seating area.

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.

Important Notice - Particulars

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Lease details, service charges and ground rent (where

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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

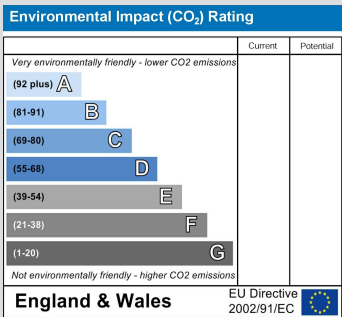
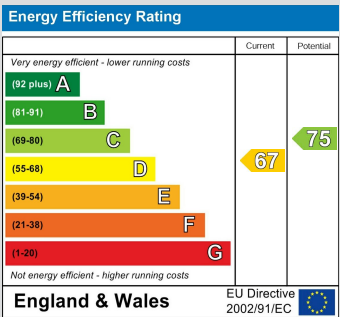
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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Floor 0

Approximate total area⁽¹⁾

69.9 m²

Reduced headroom

1.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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