









An attractive two bedroom semi detached house, featuring a superb rear garden and generous driveway to the front providing ample off street parking. Internally the well-presented accommodation on the ground floor includes a living room and a contemporary kitchen whilst to the first floor there are two generous bedrooms and a modern bathroom. Features of note include gas central heating and double glazing. This location is ideal for access to local amenities as well as offering excellent links to major road connections including the A19. We highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby



Radiator and staircase to first floor.

Living Room 13'6" x 12'10"



Double glazed bay window to front, radiator and wood burning stove.

Kitchen 16'11" x 5'10"



Range of wall and base units with work surfaces over incorporating single bowl sink and drainer with mixer tap.

Integrated oven and gas hob. Space for fridge freezer and washing machine. Radiator, storage cupboard, double glazed window and UPVC door to rear.

First Floor Landing

Double glazed window to side and access point to loft.

Bedroom 1 12'4" x 9'7"



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

Bedroom 2 9'6" x 9'3"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear and radiator.

Outside



Garden to the front with driveway providing off street parking for numerous cars. Generous rear garden mainly laid to lawn and block paved 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 applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of

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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

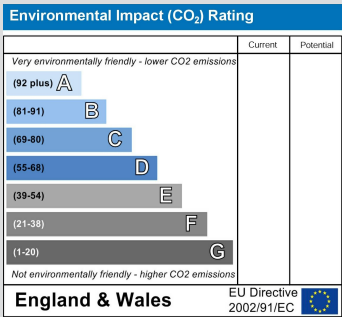
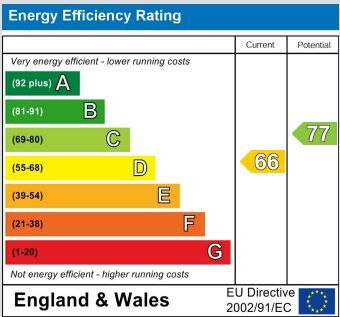
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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