









A stunning, remodelled three bedroom semi-detached home providing an exceptional standard of accommodation within this attractive development. The immaculate interior on the ground floor includes a hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge to the front whilst to the rear is a fabulous, contemporary dining kitchen, fitted with a range of stylish units that opens through to an impressive family room, featuring bi-folding doors to the garden. On the first floor there is a principle bedroom with a modern en-suite shower room/wc, two further bedrooms and a modern family bathroom/wc. Externally the property has a garden to the front with a driveway, a useful store and a beautiful landscaped garden to the rear with a lawn and decked area. This location provides convenient access to local amenities, shopping facilities and schools as well as offering links to surrounding areas and major road links including the A19. We highly recommend viewing to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Staircase to first floor, built in storage cupboards, radiator and wood flooring.

Cloakroom/WC

Low level WC and mini washbasin.

Living Room 10'4" x 16'0"



Double glazed window to front, radiator and feature panelled wall.

Dining Kitchen 17'2" x 9'6"



A superb contemporary range of fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven, hob and dishwasher, wood flooring, double glazed French door to rear, double glazed window to rear, tall radiator and the rooms opens into the family room.

Family Room 9'5" x 13'10"



A superb and versatile room with double glazed bi-folding doors leading out into rear garden, tall radiator and wood flooring. Door to store.

First Floor Landing



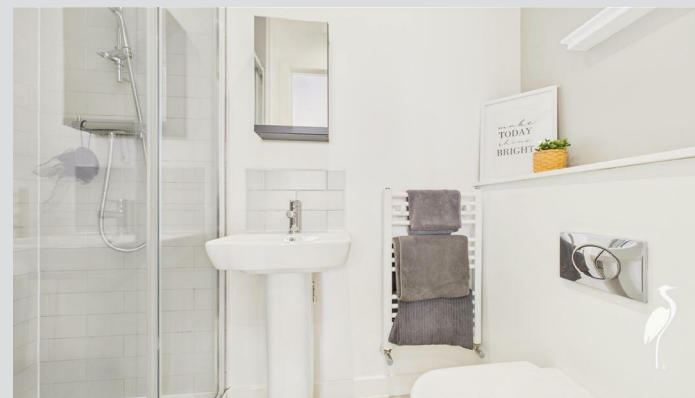
Two built in cupboards.

Bedroom 1 10'4" x 10'11"



Double glazed window to front, radiator and door to en-suite.

En-Suite



Modern suite comprising of a low level WC with concealed cistern, pedestal washbasin and step in shower cubicle with mains shower, ladder style radiator and extractor fan.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'10" x 10'8"



Double glazed window to rear and radiator.

Bedroom 3 7'11" x 7'1"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and panel bath, double glazed window and radiator.

Outside



Garden to the front with driveway providing off street parking whilst to the rear a delightful landscaped garden with lawn and decked area.

Store

Main roller shutter access door, space for washing machine and fridge freezer. Internal door to family room.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is

Freehold. Any prospective purchaser should clarify this with their Solicitor.

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Fawcett Street Viewings

To arrange an appointment to view this property please

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MAIN ROOMS AND DIMENSIONS

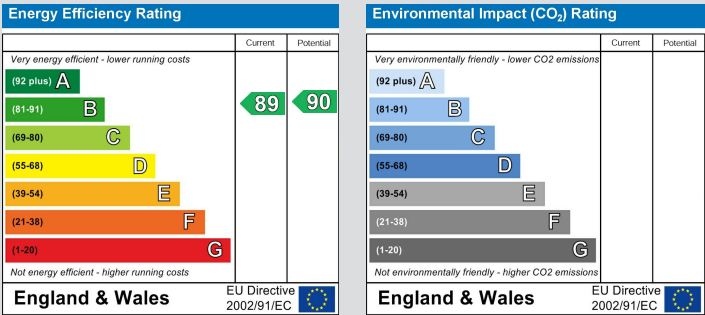
contact our Fawcett Street branch on 0191 510 3323 or
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Opening Times

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

Ombudsman

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Ground Floor



First Floor

En-Suite
2.06 x 1.15 m
6'9" x 3'9"

Approximate total area⁽¹⁾

98.9 m²

1064 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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