









This extended three bedroom semi-detached home has a beautiful, established rear garden within this ever popular area of East Herrington. The internal accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge opening through to a dining room, conservatory, extended kitchen, useful lobby with space for a washing machine and a downstairs bathroom/wc. To the first floor there are three bedrooms and a modern shower room/wc. Benefits of the property include gas central heating to radiators (where stated), double glazed windows, driveway, attached garage, side access and a wonderful, generous garden to the rear. The convenient location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A690 and A19. With no upper chain involved, we highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner door into

Hallway



Radiator, staircase to first floor with understair storage cupboard.

Lounge 12'7" x 12'2"



Double glazed window to front, gas fire and the room opens through to dining room.

Dining Room 9'10" x 10'7"



Radiator and patio style door to conservatory.

Conservatory 9'1" x 8'6"



Double glazed windows providing a delightful aspect of the garden and double glazed door.

Kitchen 10'7" x 8'7" plus 8'0" x 7'2"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, fridge freezer, cooker, washing machine, tumble dryer, double glazed windows to the side and rear, radiator and a door to lobby.

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MAIN ROOMS AND DIMENSIONS

Lobby



Space for washing machine and tumble dryer, door to garden and door to bathroom.

Bathroom



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

First Floor Landing

Airing cupboard and access to loft via hatch.

Bedroom 1 12'9" x 8'8" not including robes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 10'2" x 10'11"



Maximum measurements including fitted furniture, double glazed window to rear and radiator.

Bedroom 3 9'7" x 7'8"



Double glazed window to front and radiator.

Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Driveway to the front providing off street parking and access to attached GARAGE, useful side access and to the rear a generous beautiful garden with lawn area, patio and mature planting.

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.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer

or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended. 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 contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

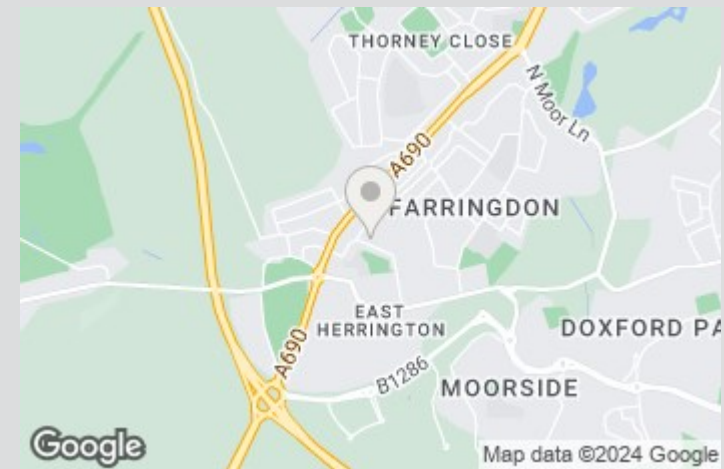
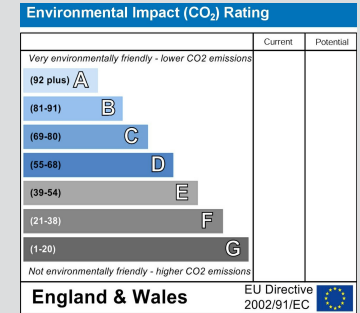
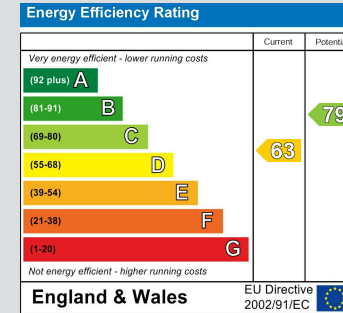
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

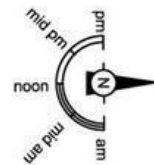


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Ground Floor
 Approximate Floor Area
 (60.77 sq.m)



First Floor
 Approximate Floor Area
 (42.81 sq.m)

3 Carlton Crescent