









A popular, larger style three bedroom semi detached home sitting within a corner plot and offering spacious accommodation ideal for those families who wish to live within the ever fashionable Redhouse estate. Available with no upward chain, the property is well presented throughout with immaculate internal decor with accommodation including hall, lounge, kitchen/diner, three first floor bedrooms and a bathroom whilst externally there gardens to the front and side together a driveway providing off street parking and patio garden to the rear. Midway between the A19, City centre and coastline, this wonderful home is perfect for families and must be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall

Radiator and stairs to first floor.

## Lounge 11'4" x 15'7"



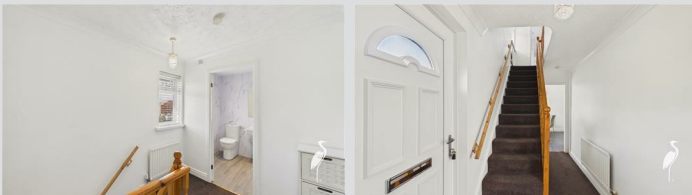
Double glazed bay window to front and radiator.

## Kitchen/Diner 17'7" x 9'8"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, fridge freezer and washing machine. Radiator and storage cupboard. Double glazed bay window to front, double glazed window and UPVC door to rear.

## First Floor Landing



Double glazed window to side, access point to loft and radiator.

## Bedroom 1 10'5" x 13'7"



Double glazed window to front and radiator.

## Bedroom 2 10'5" x 9'10"



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes.

## Bedroom 3 7'0" x 9'10"



Double glazed window to front and radiator.

## Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, chrome heated towel rail and double glazed window.

## Outside



Gardens to the front and side together with a driveway providing off street parking, whilst to the rear a patio garden.

## 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

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

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# MAIN ROOMS AND DIMENSIONS

be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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.

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.

## Sea Road Viewings

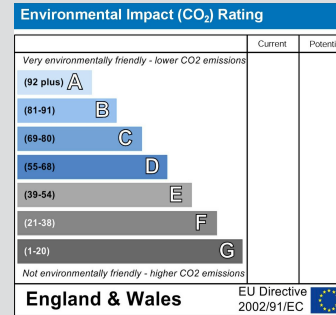
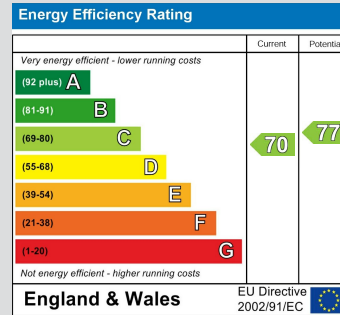
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

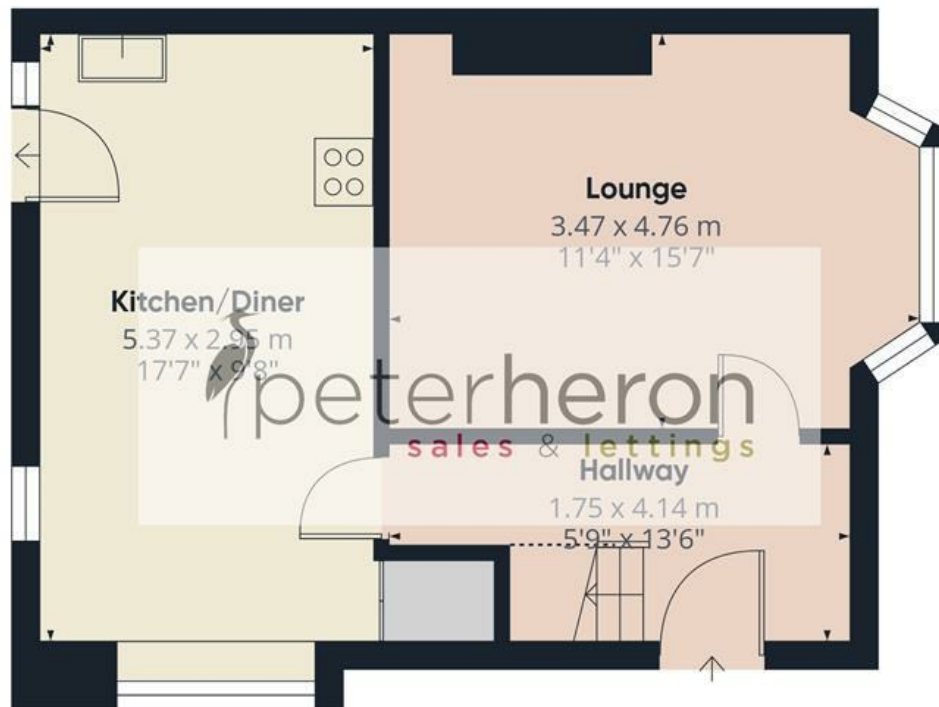
## Ombudsman

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

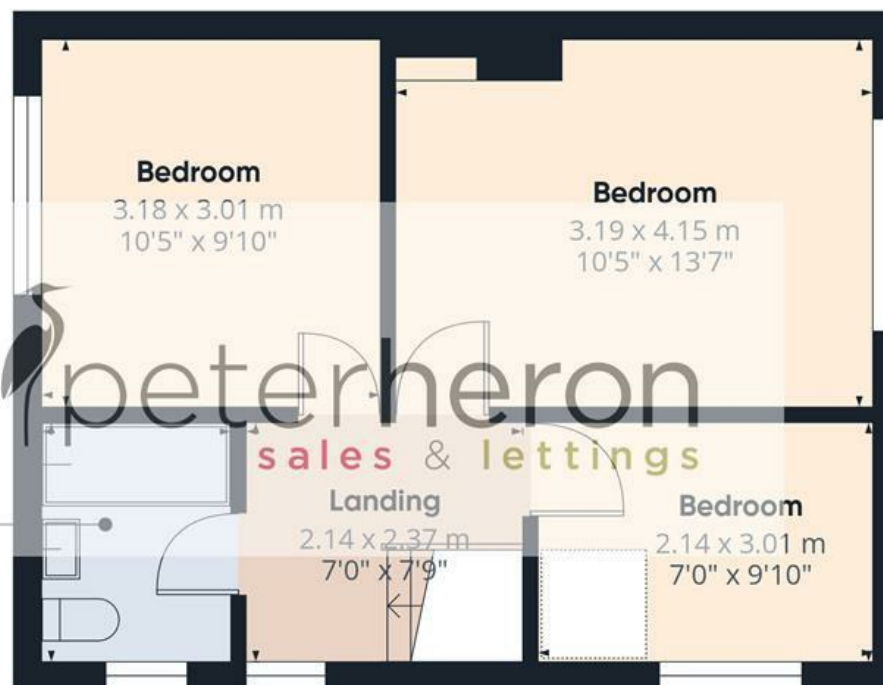


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Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

74.5 m<sup>2</sup>

803 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

8 ft<sup>2</sup>

(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.