









This spacious, three bedroom mid terrace house, provides beautifully presented accommodation within this highly sought after area. Internally the immaculate interior is accessed via an entrance lobby with double doors leading through to an impressive a staircase to the first floor. There is a dining to the front with a bay window, a lounge to the rear, featuring a multi-fuel burning stove and French doors to the garden. The kitchen is fitted with an excellent of contemporary units and a door the garden. On the first floor there are three bedrooms and an excellent modern family bathroom/wc. Externally there is a block-paved area to the front and to the rear a generous garden with a lawn and gated access to a hard standing providing off street parking. This location is ideal for local amenities, the shops and cafes on Sea Road, schools and is within easy access of the beautiful sea front. Benefits of the property include gas central heating to radiators and double glazing. We highly recommend early viewing to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Porch

Double doors to hall.

## Reception Hall



Radiator and stairs to first floor with storage under.

## Lounge



Double glazed UPVC French patio doors to rear elevation, wood burning stove and radiator.

## Dining Room



Double glazed bay window to front elevation, feature brick fireplace and radiator.

## Kitchen



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated double oven, electric hob and dishwasher, space provided for fridge freezer and washing machine. Radiator and skylight windows. Double glazed window and Composite door to rear.

## First Floor Landing



Access point to loft.

## Bedroom 1



Double glazed window to front elevation and radiator.

## Bedroom 2



Double glazed window to rear elevation and radiator.

## Bedroom 3



Double glazed window to front elevation and radiator.

## Bathroom



Modern suite featuring a low level WC and washbasin vanity unit, bath with multi-function shower panel over, radiator and heated towel rail, 2x double glazed windows to rear elevation.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Block paved driveway providing off street parking to the front, whilst to the rear a spacious garden with lawned area and paved seating area with double gates providing additional off street parking space.

## Council Tax Band

The Council Tax Band is Band D.

## 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 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

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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.

## Sea Road Viewings

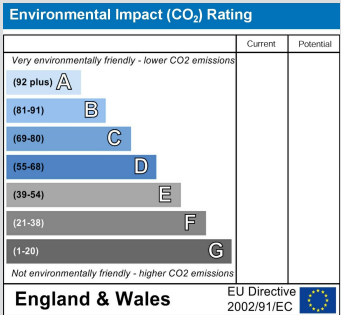
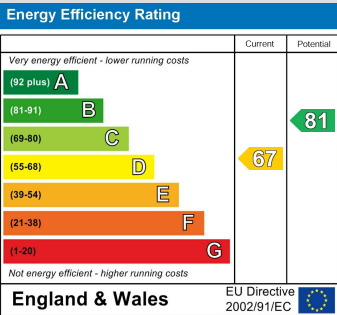
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

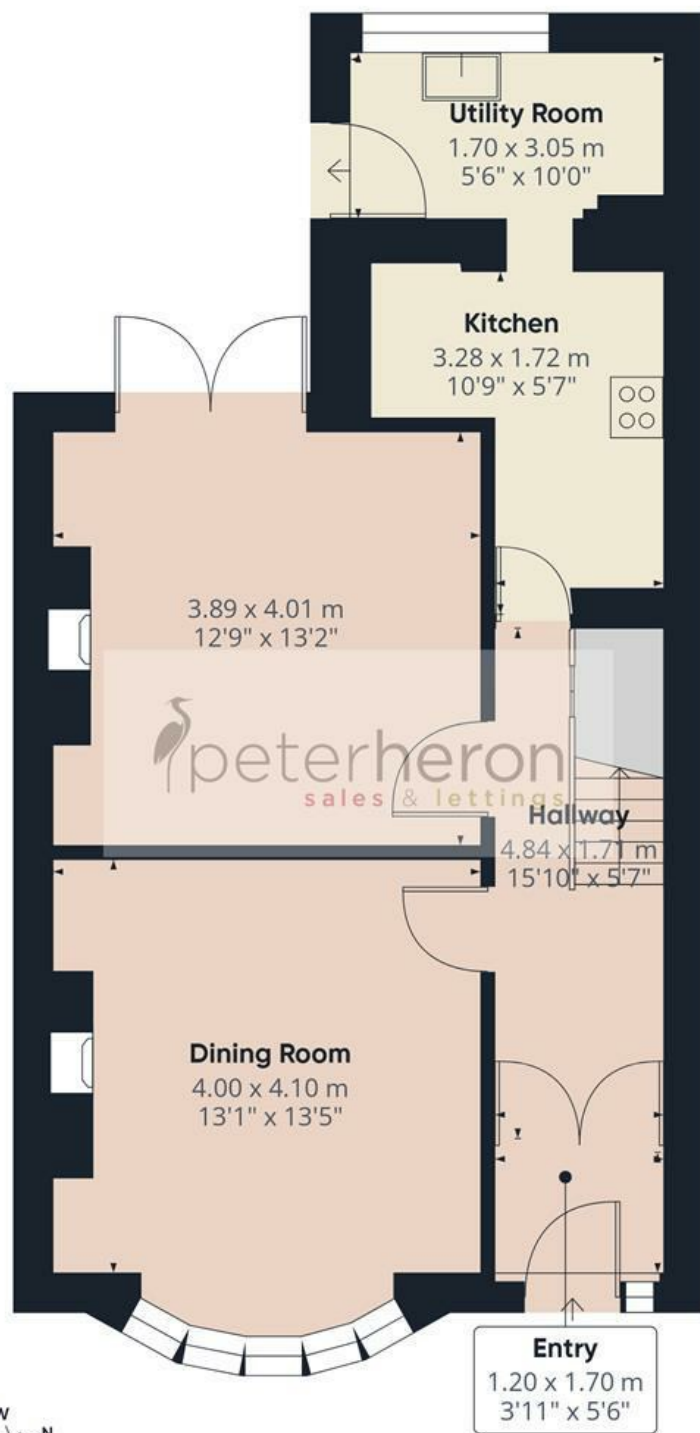
## Ombudsman

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

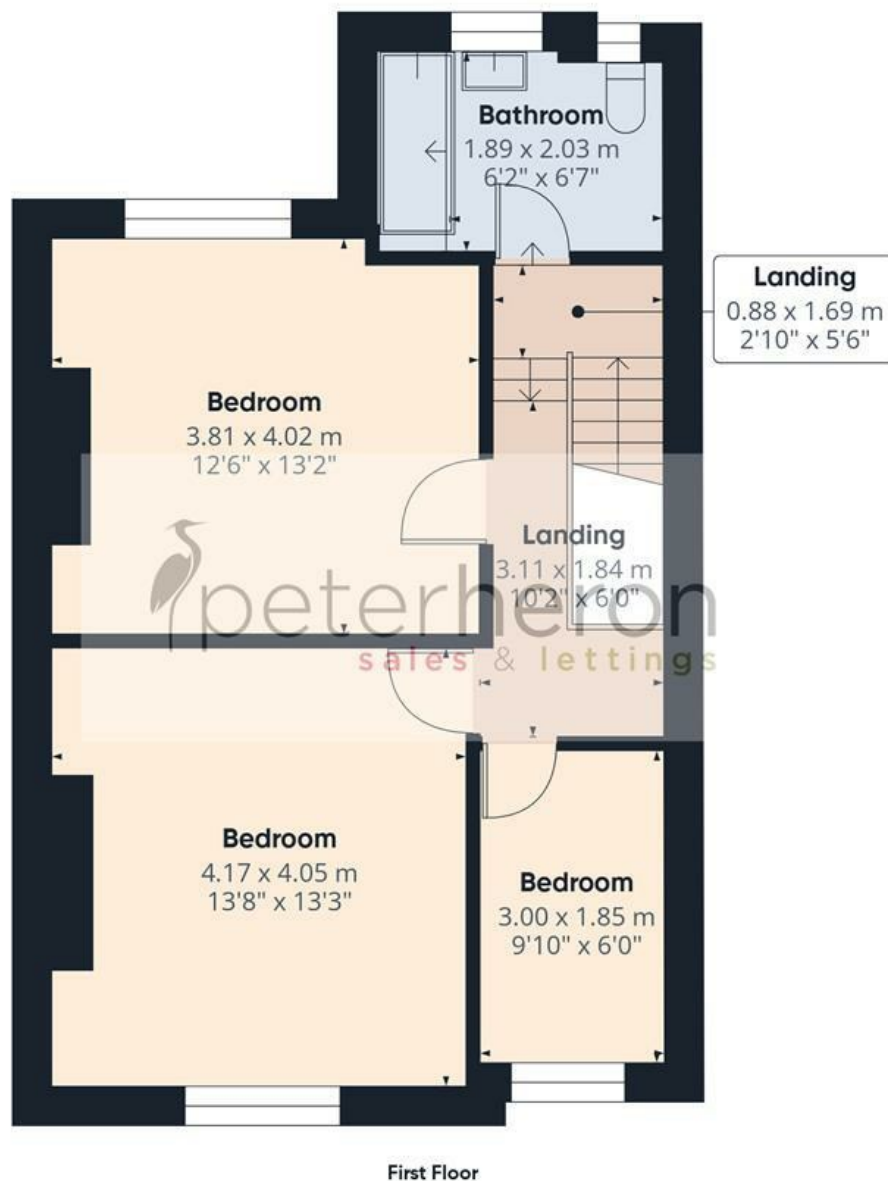


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Ground Floor



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

102.5 m<sup>2</sup>

1104 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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