









This extended four bedroom semi-detached house has recently undergone a programme of upgrading and modernisation to provide an impressive, contemporary interior. Situated on the ever popular Leechmere Road, the property enjoys superb open views to the rear. The very well presented internal accommodation on the ground floor comprises of a hall with staircase to the first floor, lounge with a bay window and feature media wall that opens through to a dining room with French doors to the garden. There is a fabulous fitted kitchen and a versatile room that could be utilised as a bedroom, play room or study. On the first floor there are three generous bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a long driveway and to the rear a low maintenance garden. The property also benefits from a useful loft space. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Early viewing is essential to appreciate the standard of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into the reception hall.

### Reception Hall



Stairs to the first floor with storage under.

### Lounge



Double glazed bay window to the front, radiator, electric fire and a door to the kitchen.

### Dining Room



Double glazed UPVC French patio doors to the rear, radiator and a door to the kitchen.

### Kitchen



Range of wall and base units with countertops over

incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven, electric hobs with extractor hood over and a microwave. Space for low level fridge and freezer, and a washing machine. Double radiator, 2x double glazed windows and UPVC door to the rear.

### Bedroom/Playroom



Double glazed bay window to the front, double glazed window to the side and a double radiator.

### First Floor Landing



Landing with double glazed arched window.

### Bedroom 1



Double glazed bay window to the front, radiator and built in wardrobes and drawers.

### Bedroom 2



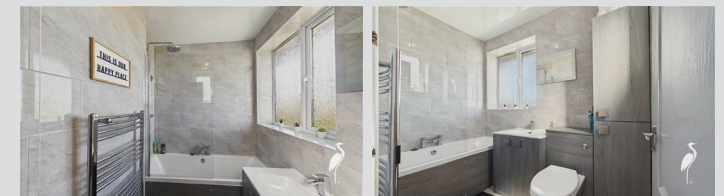
2x double glazed windows to the front and a radiator.

### Bedroom 3



Double glazed window to the rear, radiator and access point to loft.

### Bathroom



Vanity unit comprising a low level WC and hand wash basin.

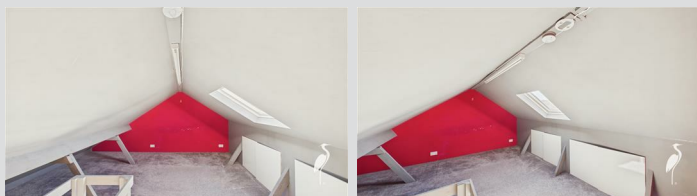
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# MAIN ROOMS AND DIMENSIONS

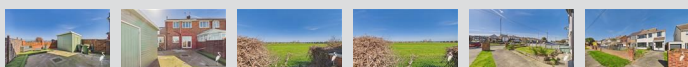
Bath with waterfall shower over, chrome heated towel rail and 2x double glazed windows.

## Loft Space



Providing storage space and has a Velux window.

## Outside



Generous front garden laid mainly to lawn with a block paved driveway providing off street parking, garden to the rear with a large shed and a side gate to access the front.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band C.

## Important Notice

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## Viewings Fst

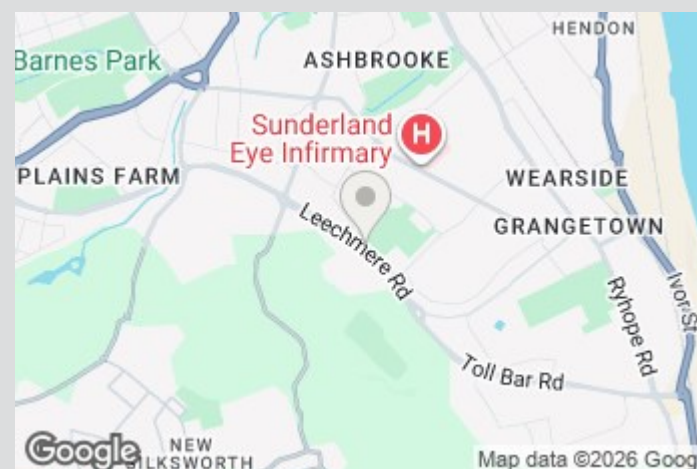
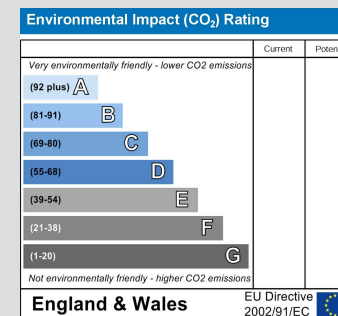
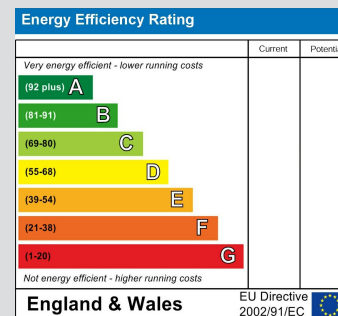
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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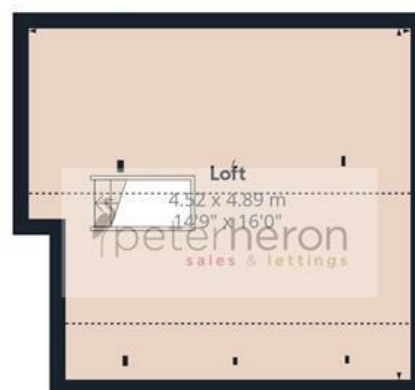
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Ground Floor



First Floor



Second Floor



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

124.1 m<sup>2</sup>

1337 ft<sup>2</sup>

**Reduced headroom**

13.1 m<sup>2</sup>

141 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.