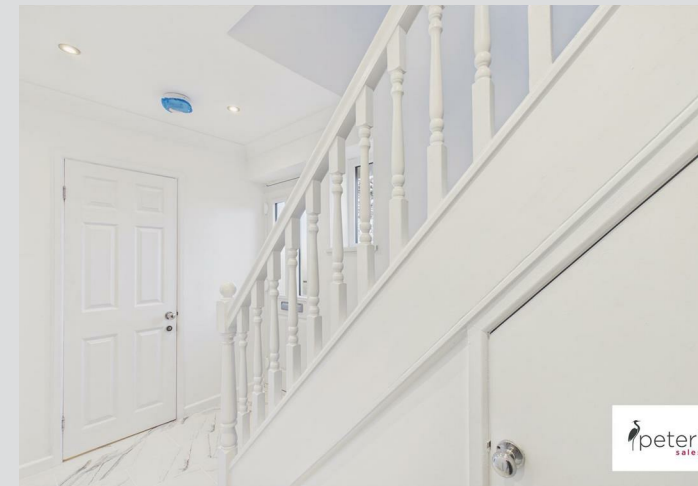










A beautifully presented three-bedroom semi-detached home, recently refurbished throughout to offer fresh, contemporary living accommodation, ready to move straight into. Finished to an attractive modern standard, this impressive property is ideal for a range of buyers seeking a stylish and well-appointed home. The accommodation briefly comprises a lounge, dining kitchen, useful utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from gardens to the front, side and rear, together with a driveway providing convenient off-street parking.

Ideally positioned for access to Doxford International Business Park and major employers including Amazon and Nissan, the property is also within easy reach of a wide range of local amenities. Excellent transport links provide convenient access throughout the wider North East conurbation, making this an ideal choice for commuters and families alike.

Available with no upper chain, this superb home presents an excellent opportunity for buyers looking for a beautifully refurbished property ready for immediate occupation. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into

Reception Hall



Stairs to first floor with storage under, radiator and doors leading to

Lounge



Double glazed window to front elevation, radiator and electric fireplace.

Dining Kitchen



Fitted with a range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated cooker with electric hob and extractor hood. Space provided for a fridge freezer. Double glazed window to front elevation, double radiator and door to utility.

Utility



Base units with countertop over providing space and plumbing for a washing machine and tumble dryer. Wall mounted boiler and UPVC double glazed French patio doors to rear.

Cloakroom/WC



Low level WC and hand wash basin. Double radiator and double glazed window.

First Floor Landing



2x double glazed windows to front elevation, access point to loft and doors to

Bedroom 1



Double glazed window to rear elevation and a radiator

Bedroom 2



2x Double glazed windows to front elevation and a radiator

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



2x double glazed windows to front and side elevations and a radiator

Bathroom



Bath with dual head waterfall shower over, low level wc with concealed cistern and hand wash basin. Double radiator and double glazed window to side elevation.

Outside



Convenient, enclosed garden to the rear with lawned and paved areas benefiting from a wooden gate to access front and outdoor storage. Generously sized front garden with a driveway providing off street parking.

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 A.

Important Notice

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 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.

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.

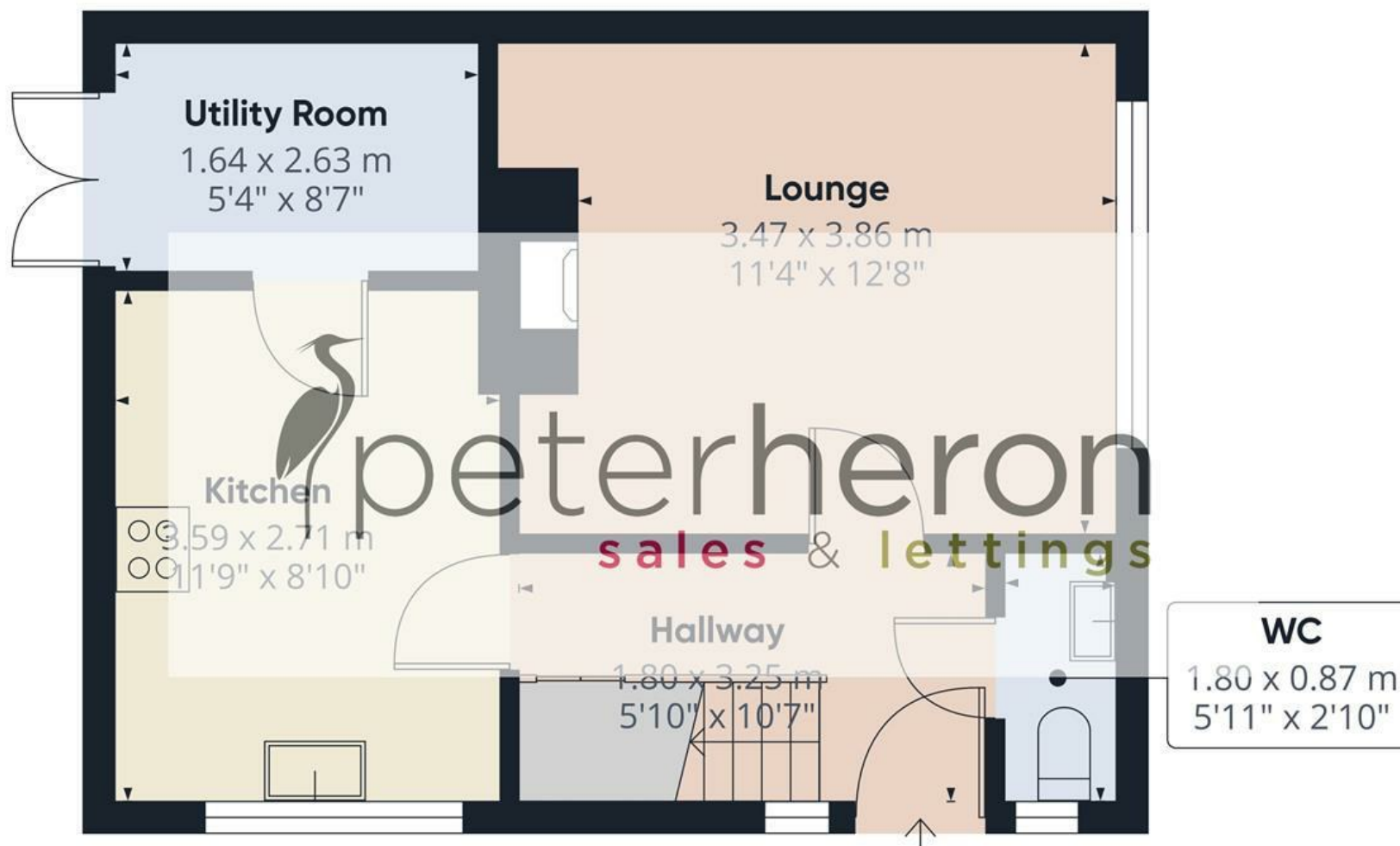
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor

Approximate total area⁽¹⁾

36.3 m²

390 ft²

(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.

GIRAFFE360

