









Located just moments from the green open spaces of Middle Herrington Park, this delightful semi-detached property enjoys a superb open aspect to the rear and is positioned within one of the area's most desirable residential settings.

Internally, the well-appointed accommodation is accessed via an entrance lobby with staircase to the first floor. The ground floor comprises a spacious lounge and an impressive 26ft breakfasting kitchen, perfect for modern family living.

Upstairs, there are two generously sized bedrooms and a contemporary family bathroom/WC.

Externally, the property benefits from an attractive front garden, driveway parking, an attached single garage, and a charming courtyard garden to the rear, ideal for relaxing or entertaining.

Conveniently located for a wide range of local amenities, excellent schools, shopping facilities, and transport links including the A19 and A690.

Early viewing is strongly recommended to fully appreciate the location, views, and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Staircase to first floor and door to lounge.

## Lounge 15'11" x 15'1" into alcove

Double glazed window to front, radiator, feature fireplace, built in cupboard and access through to kitchen.

## Breakfasting Kitchen 26'10" x 7'0"

Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, two double glazed windows to rear and radiator.

## Conservatory 8'8" x 6'0"

Double glazed French door to rear garden and double glazed windows.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 15'3" maximum x 11'10"

Double glazed window to front, radiator and walk in area with hanging rail and shelf with double glazed window.

## Bedroom 2 11'1" x 9'5" maximum

Double glazed window to rear providing delightful open views.

## Bathroom

Low level WC, pedestal washbasin and panel bath with mains shower, part tiled walls, radiator, built in cupboard and double glazed window to rear.

## Outside

To the front of the property there is a driveway and delightful lawned garden with planted borders whilst to the rear there is an attractive courtyard style garden.

## Garage 15'0" x 7'6"

Attached garage with roller shutter access door. Internal door to kitchen.

## Views

## Council Tax Band

The Council Tax Band is Band C.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

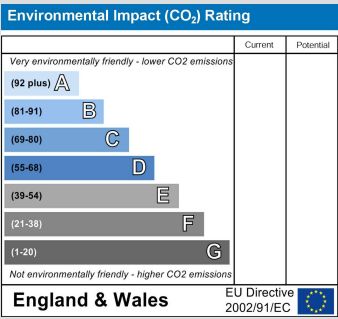
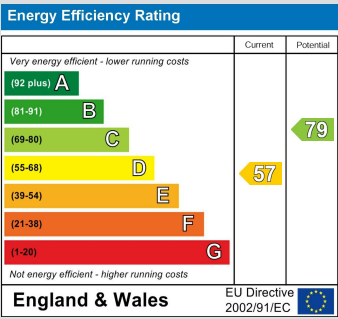
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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

## Moving Costs

Before moving in you will need to pay one month's rent and a bond equal to 5 weeks rent.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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