









An impressive two bedroom semi-detached house, providing immaculate accommodation, situated within this ever popular area of East Herrington. Internally the attractive accommodation on the ground floor includes a hall with staircase to the first floor, lounge to the front and modern kitchen / diner to the rear. To the first floor there are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there are delightful gardens to the front and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor storage under and radiator.

Lounge 12'5" x 11'9"



Double glazed window to front, radiator and feature fireplace.

Kitchen/Diner 17'5" x 9'5"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for a fridge freezer, washing machine, tumble dryer and dishwasher. Storage cupboard, radiator, 3x double glazed windows to rear and UPVC door to rear.

First Floor Landing

Double glazed window and access hatch to loft.

Bedroom 1 15'10" x 11'5"



Double glazed window to front, double radiator and built in sliding door wardrobes. Storage cupboard.

Bedroom 2 10'7" x 9'6"



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

Bathroom



Low level WC, washbasin vanity unit, bath and walk in shower cubicle, chrome heated towel rail and double glazed window.

Outside



Garden to the front, whilst to the rear a generous rear garden with lawned and block paved areas.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

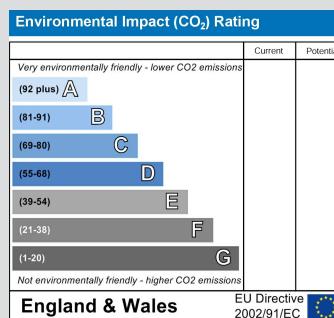
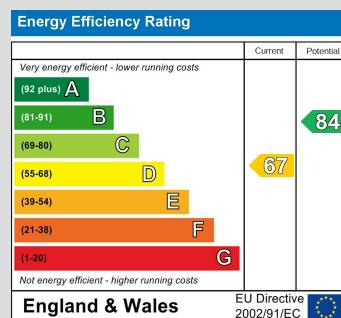
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Approximate total area⁽¹⁾

69.8 m²



(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.