















A popular style three bedroom semi detached home in need of updating and modernising but priced accordingly. The spacious internal accommodation comprises reception hall, lounge, dining room, kitchen, three good sized bedrooms, bathroom and separate WC. Externally there is a garden to the front with a driveway, garage, a useful side access and to the rear a delightful garden. Situated within this ever popular area, the property is ideally placed for local amenities, shops and schools, as well as offering public transport links and access to major road connections including the A19. Available with no upward chain, early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge 16'9" x 13'10"



Double glazed window to front and radiator.

### Dining Room 14'6" x 13'1"



Double glazed window to rear, radiator and gas fire.

### Kitchen 15'2" x 8'9"



Wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge and freezer, washing machine and dishwasher. Pantry cupboard, 2x double glazed windows and UPVC door to rear.

### First Floor Landing

Double glazed window to side.

### Bedroom 1 17'3" x 11'6"



Double glazed window to front, radiator, built in wardrobes and storage.

### Bedroom 2 13'3" x 13'2"



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

### Bedroom 3 8'8" x 8'0"



Double glazed window to front, radiator and built in furniture.

### Bathroom



Washbasin and bath with shower over, radiator, storage cupboard housing gas combination boiler (we have been advised by our client was installed late 2024) and double glazed window. Access to partially boarded loft.

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

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# MAIN ROOMS AND DIMENSIONS

## Separate WC



Low level WC.

## Outside



Garden to the front with driveway providing off street parking leading to garage. Garden to the rear mainly laid to lawn with block paved area. Greenhouse.

## Garage

Access via roller shutter door. Including second freezer.

## 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 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.

## Fawcett Street Viewings

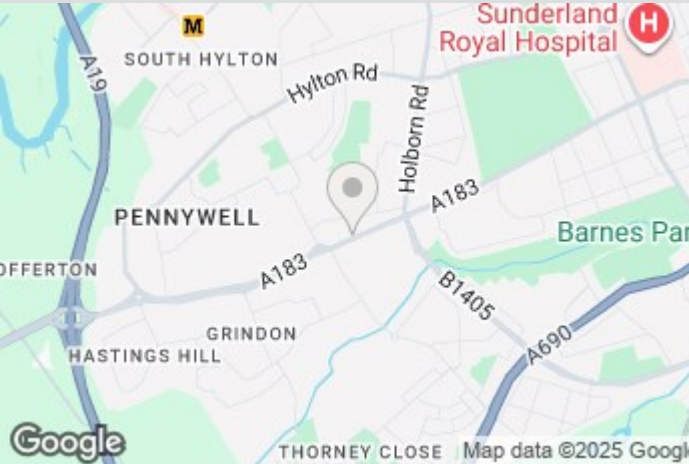
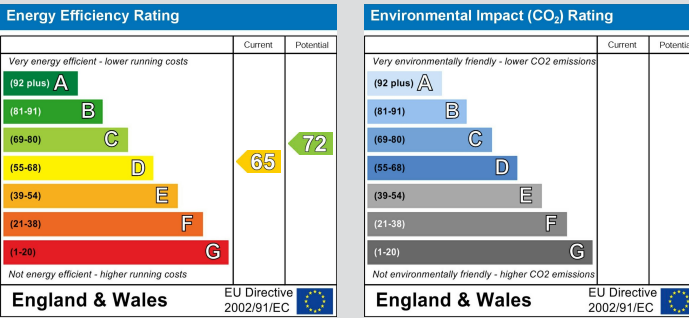
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



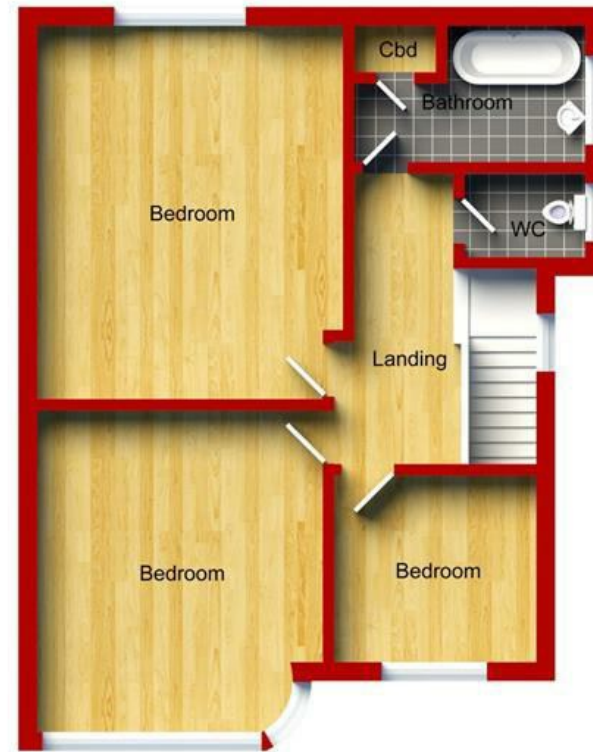
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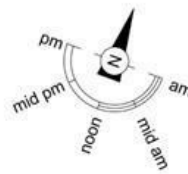




Ground Floor  
Approximate Floor Area  
(65.30 sq.m)



First Floor  
Approximate Floor Area  
(61.10 sq.m)



116 The Broadway