









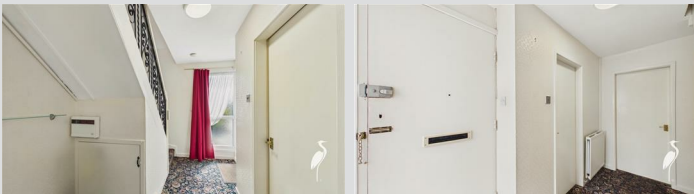
This popular four bedroom semi detached home with enclosed gardens to the rear, offers an excellent opportunity for first time buyers and families alike. Internal accommodation comprises lounge, dining room, kitchen, utility, four first floor bedrooms and a wet room. Benefiting from double glazing and gas central heating, the property occupies a convenient situation, within easy reach of the A19, City Centre and Coast. No upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door.

Reception Hall



Double glazed window to front, stairs to first floor with storage under and radiator.

Lounge 11'5" x 15'1"



Two double glazed windows to front and rear, radiator and electric heater.

Dining Room 10'9" x 11'6"



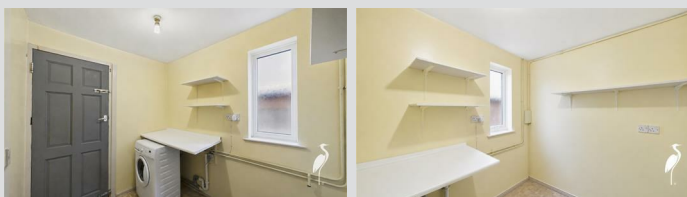
Double glazed window to front, radiator and electric fire.

Kitchen 11'10" x 8'0"



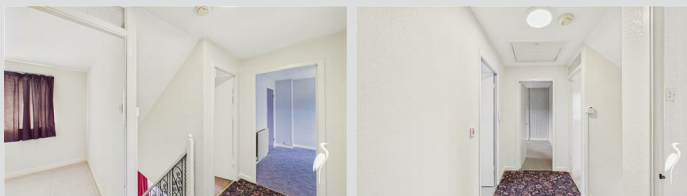
Range of wall and base units with countertops over incorporating a double bowl sink and drainer unit with mixer tap. Integrated oven, gas hob and hood. Radiator, wall mounted boiler and double glazed window to rear. Door to utility.

Utility 6'3" x 7'11"



Providing space for fridge freezer, washing machine and tumble dryer. Double glazed window and wooden door to rear

First Floor Landing



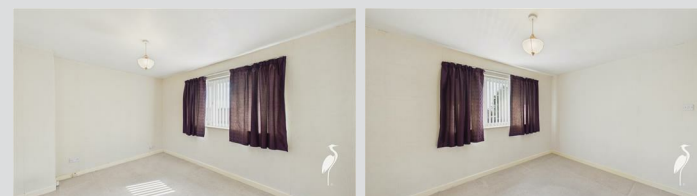
Access point to loft.

Bedroom 1 15'3" x 8'3"



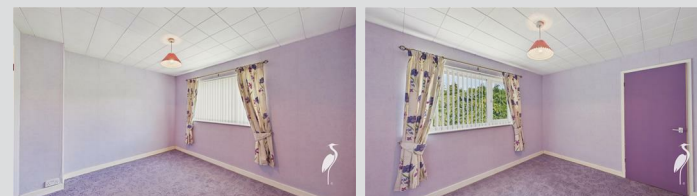
Two double glazed windows to front, radiator and storage cupboard.

Bedroom 2 12'3" x 9'6"



Double glazed window to front and radiator.

Bedroom 3 11'6" x 10'0"



Double glazed window to rear, storage cupboard and radiator.

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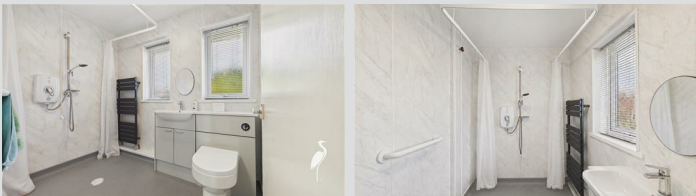
MAIN ROOMS AND DIMENSIONS

Bedroom 4 9'3" x 10'3"



Double glazed window to rear, storage cupboard and radiator.

Wetroom



Shower, vanity unit comprising low level wc and hand wash basin, two double glazed windows to rear and heated towel rail.

Outside



Gardens to the front and rear.

Outhouse

Providing additional storage space

Council Tax Band

The Council Tax Band is Band A.

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

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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.

Sea Road Viewings

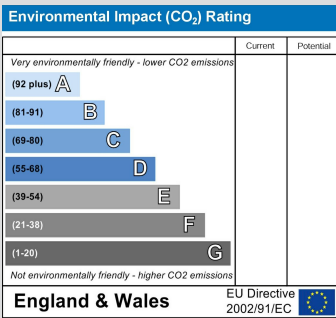
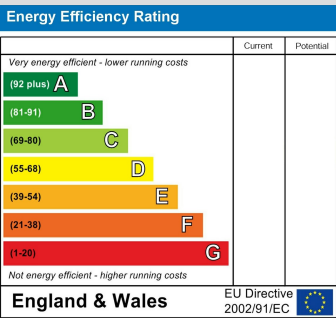
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

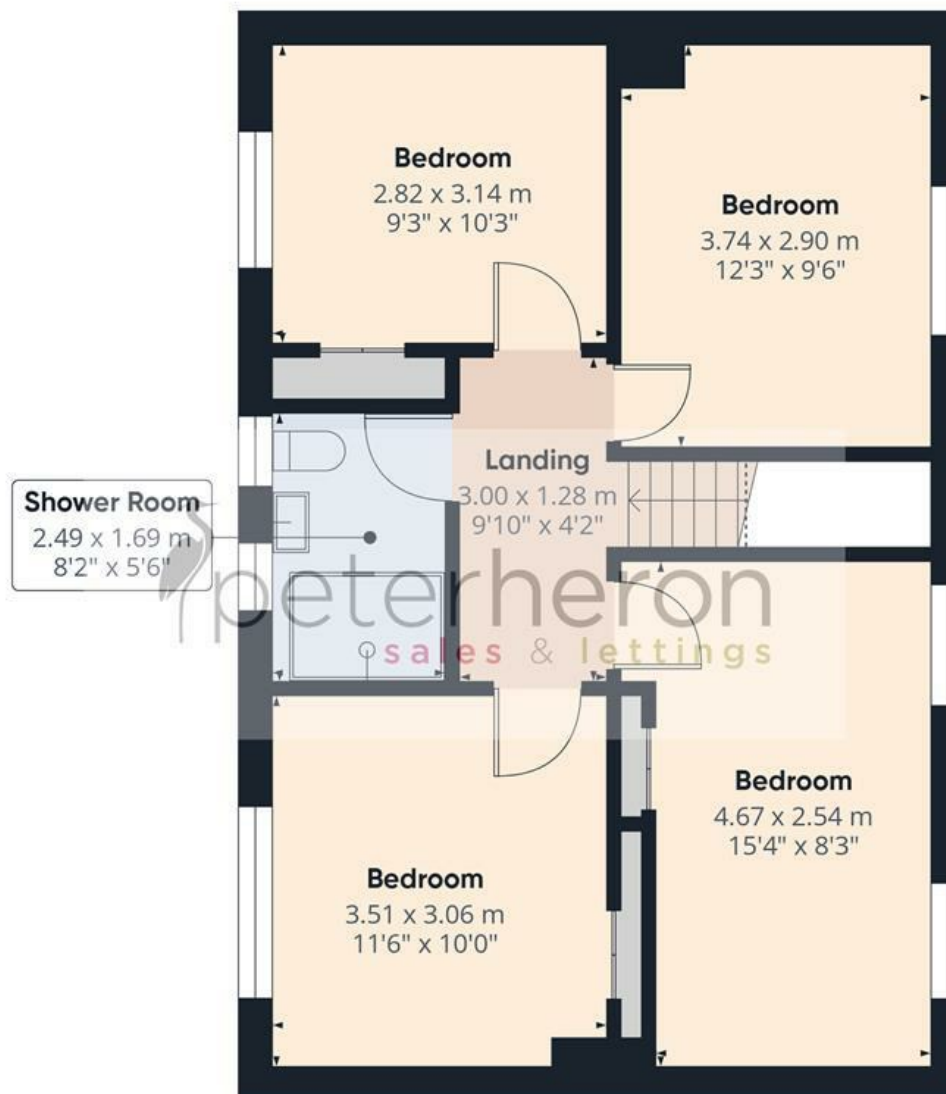


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Ground Floor



First Floor

Approximate total area⁽¹⁾

101.8 m²

1096 ft²

(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.

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