









Without doubt one of the finest examples of its kind currently on the market for sale in Redhouse, this stunning larger style four person two bedroom and two reception room semi detached home with exquisite Japanese themed gardens to the rear, offers a rare opportunity to those first time buyers looking for something special.

The Turnkey living space comprises reception hall, lounge with media wall, dining room, kitchen, utility, two double sized bedrooms and bathroom at first floor level whilst features of note include gas central heating, UPVC double glazing, a drive to the front and secluded mature gardens to the rear which can only be fully appreciated on viewing. Central to the City centre, A19 and coast, this wonderful home is something quite special!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Lobby

Inner UPVC door to hallway.

## Hallway



Stairs to first floor with storage under, radiator and double glazed window to side.

## Lounge 10'5" x 10'1"



Double glazed bay window to front, electric fire and radiator. Open plan to dining room.

## Dining Room 8'9" x 8'9"



UPVC double glazed door to rear.

## Kitchen 8'10" x 8'8"



Range of wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for washing machine and fridge freezer. Double glazed window to rear and radiator.

## Utility 7'8" x 6'4"



Space for tumble dryer, double glazed window to front, radiator and storage cupboard. UPVC door to rear.

## First Floor Landing

Access point to loft and double glazed window to side.

## Bedroom 1 13'4" x 10'5"



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

## Bedroom 2 11'5" x 9'0"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear and chrome heated towel rail.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to front with block paved driveway providing off street parking. Generous rear garden with lawned, decked and gravelled areas.

## 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

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

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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

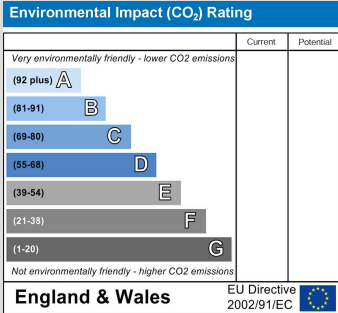
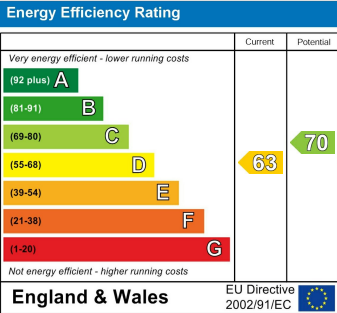
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

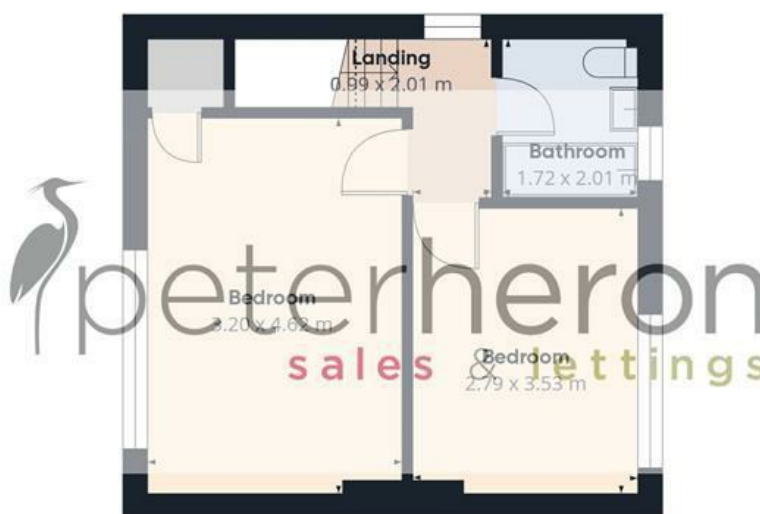


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

70.8 m<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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