









A beautifully presented and well modernised two bedroom semi detached home occupying a quiet head of cul-de-sac position with delightful gardens to the rear, a large drive to the side for off street parking for numerous cars. Situated within this sought after development sitting close to a good range of local amenities and the A19, the property internally offers accommodation comprising entrance hall, lounge/dining room, kitchen, two first floor bedrooms and a bathroom. Sure to appeal to first time buyers and those looking to downsize this beautiful home is sure to demand considerable interest and can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall



Radiator, stairs to the first floor and door to lounge.

## Lounge/Dining Area 13'3" x 8'6" + 11'9" x 5'10"



Double glazed window to the front and side elevations, 2x radiators, storage cupboard and door to kitchen.

## Kitchen 11'8" x 7'10"



Modern kitchen fitted with and range of high gloss wall and base units with counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and extractor hood, dishwasher and fridge freezer. Space for washing machine. Double glazed window and UPVC door to rear.

## First Floor Landing

### Bedroom 1 10'2" x 10'0" into wardrobes



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

### Bedroom 2 9'8" x 9'4" into wardrobes



Double glazed window to front, radiator and fitted wardrobes.

## Bathroom



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

## Outside



Garden to the front with driveway providing off street parking leading to garage. Delightful rear garden with decked seating areas and gravelled areas.

## Tenure

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

## Council Tax Band

The Council Tax is Band C.

## Important Notice

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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

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# MAIN ROOMS AND DIMENSIONS

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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.

## Viewings

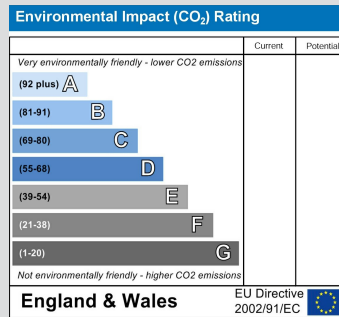
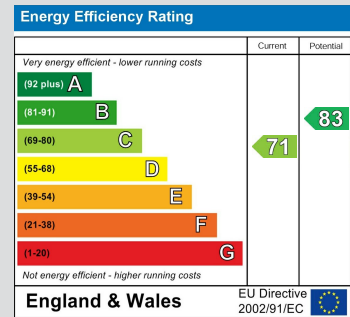
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

## Opening Times

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

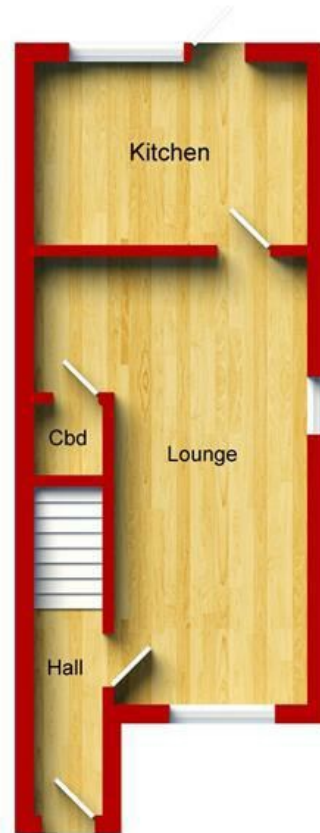
## Ombudsman

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



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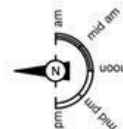
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Ground Floor  
Approximate Floor Area  
(31.60 sq.m)



First Floor  
Approximate Floor Area  
(30.30 sq.m)



12 Calthwaite Close