









An attractive two bedroom semi-detached home, occupying a delightful position within this popular location. Internally the accommodation on the ground floor includes an entrance hall with staircase to the first floor, lounge through dining room, enjoying a dual aspect and a kitchen. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a block-paved driveway and an attached garage whilst to the rear is a delightful garden with a lawn, paved area and established borders. This location 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. With no upper chain involved, early viewing is high recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge/Dining Room 9'6" x 21'3"



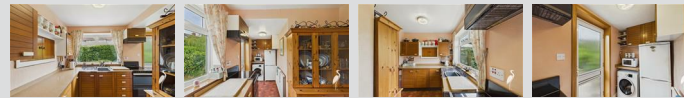
Double glazed bay window to front, radiator and gas fire with back boiler.

Dining Room



Double glazed French patio doors to rear and radiator.

Kitchen 7'6" x 8'3" plus 7'8" x 4'7"



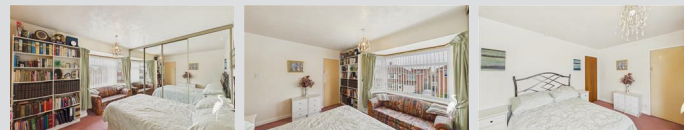
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Double glazed window and double glazed door to rear. Radiator and serving hatch to dining room.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 11'9" x 9'9"



Double glazed window bay window to front, built in mirrored fronted sliding door wardrobes, radiator and storage cupboard.

Bedroom 2 9'10" x 9'4"



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

Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

Outside



Block paved garden to the front with driveway providing off street parking leading to attached garage, whilst to the rear there is a lawned garden with established planting.

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.

MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars

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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

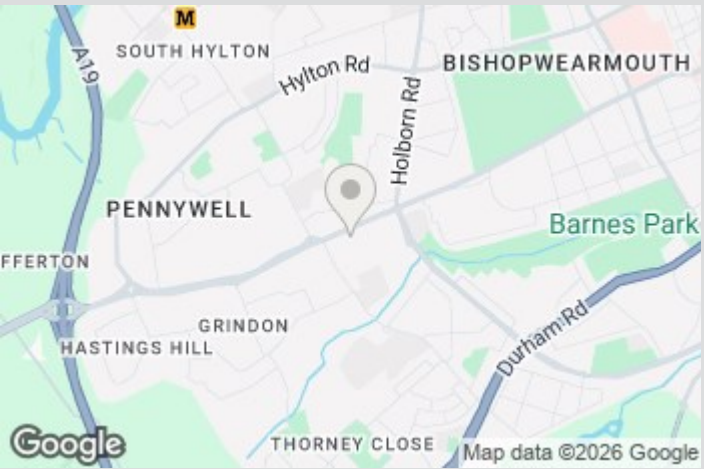
Opening Times

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

Ombudsman

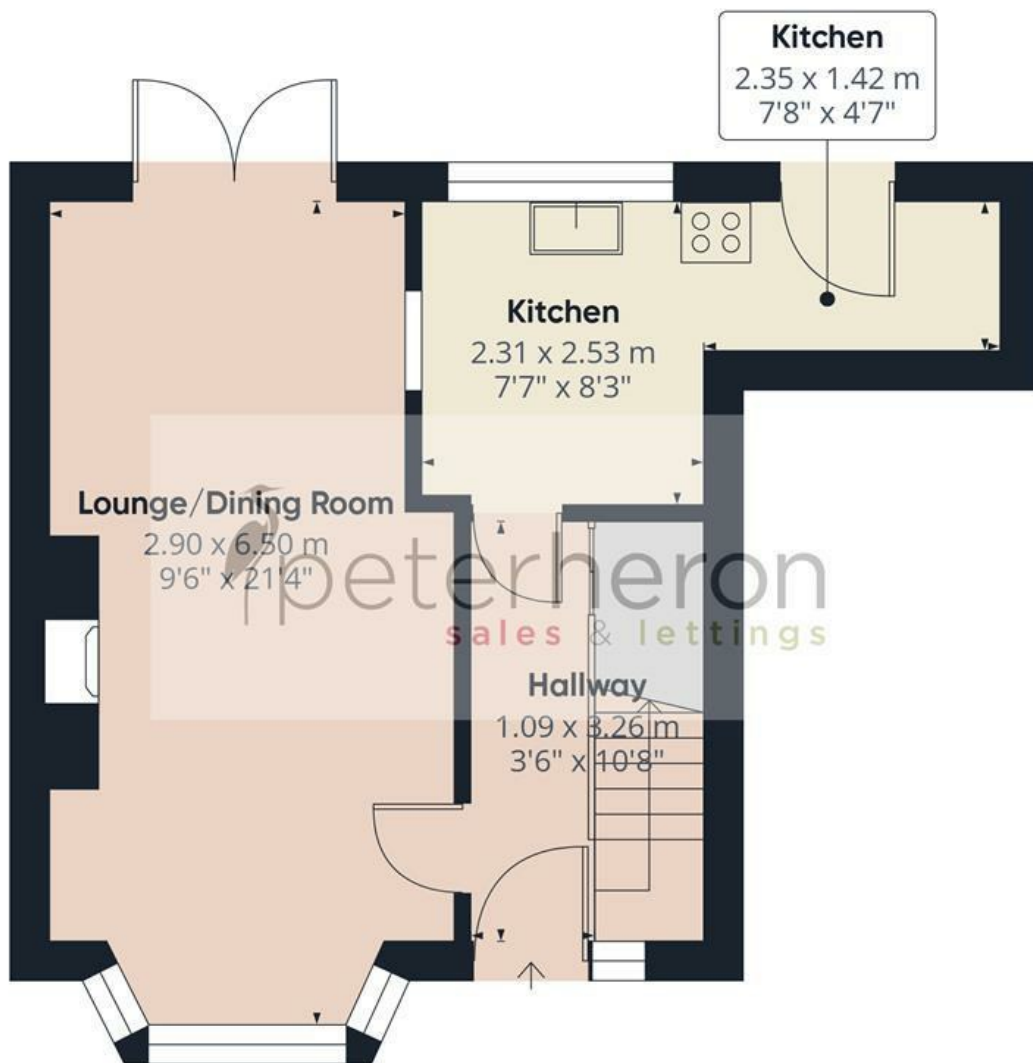
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Ground Floor



First Floor

Approximate total area⁽¹⁾

64.9 m²

699 ft²

(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.

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