









An impressive, spacious terraced home offering generous living accommodation , perfect for families. This delightful property is very well presented throughout and sits within this extremely popular suburb with all amenities close to hand and is particularly convenient for the Sea Front. The property comprises entrance portico, reception hall, lounge, open plan kitchen/diner/living room with a wood burning stove, three first floor bedrooms and a bathroom (please note a wall has been removed between two bedrooms to create one large room which could easily reverted back to its original form). Whilst at the second floor level there is an impressive loft conversion suitable for a variety of uses. Benefiting from gas central heating, double glazing and a town garden at the front and enclosed courtyard to the rear with artificial lawn and secure off street parking, this lovely home is sure to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Lobby

Part glazed door to

Reception Hall



Decorative tiled floor, feature staircase, double radiator, coved cornicing to ceiling.

Lounge (front) 12'11" x 16'5"



Into square bay with timber framed double glazed windows and plantation shutters, feature fireplace, fitted shelving to alcoves, wood effect laminate flooring, coved cornicing and rose to ceiling, double radiator.

Living Room 13'10" x 11'3"



ES cast iron wood burning stove set within attractive Inglenook fireplace, coved cornicing to ceiling, wood effect tiled flooring, double radiator, open plan to

Kitchen 16'11" x 13'7" maximum dimensions



Selection of base and eye level units with wood effect working surfaces and upstands incorporating a 1 1/2 bowl bowl ceramic sink with pedestal mixer tap, integrated appliances include gas hob with tempered glass splashbacks, overhead extractor and built under oven and dishwasher with space and plumbing for automatic washing machine and space for under bench wine cooler. Cupboard discreetly conceals wall mounted gas combination boiler

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MAIN ROOMS AND DIMENSIONS

and UPVC double glazed windows and double glazed sliding patio doors provide access out into lovely enclosed courtyard. The ceiling at one section of the kitchen is vaulted and features a Velux window and LED concealed downlights.

Half Landing

Family Bathroom



Low level WC, washbasin, pedestal unit and double ended bath, stand alone shower cubicle - attractive white suite with decorative tiled walls and floor, UPVC double glazed windows to side and rear, contemporary design vertical radiator.

First Floor Landing

Turned staircase to loft room.

Bedroom 1 13'9" x 17'2"



Original cast iron fireplace with tiled insert and hearth, timber framed double glazed windows to front with Plantation shutters, double radiator and space for wardrobes

(please note this was two separate bedrooms and a wall was removed to create a large master suite however could easily be converted back to its original form if desired).

Bedroom 2 13'7" x 11'4"



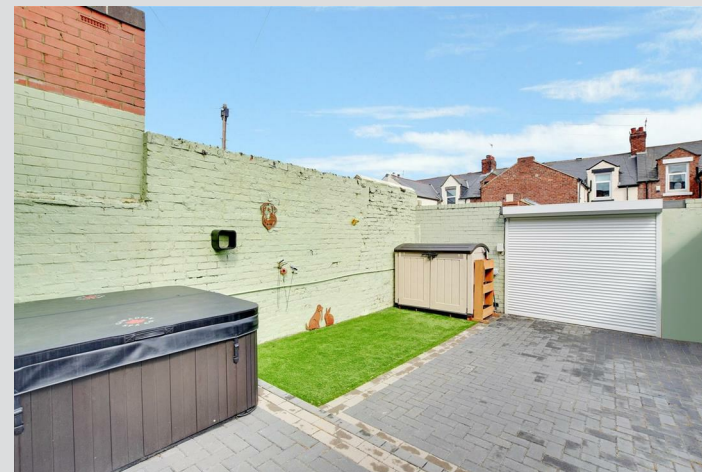
Cast iron fireplace, UPVC double glazed window to rear with Plantation shutters, double radiator, fitted shelving to alcoves.

Loft Space 15'5" x 17'3"



Suitable for a variety of uses. Velux window and LED concealed downlights, storage area to side with second Velux window.

Outside



Forecourt to front, enclosed courtyard to the rear with artificial lawn section and hard standing area providing secure off street parking access via remote control electric roller shutter doors.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

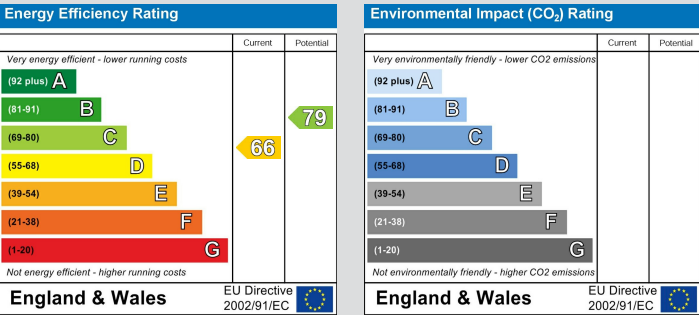
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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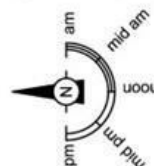
Ground Floor
Approximate Floor Area
(60.88 sq.m)



First Floor
Approximate Floor Area
(50.65 sq.m)



Loft Floor
Approximate Floor Area
(24.77 sq.m)



7 Gloucester Avenue