









With a commanding, elevated position at the head of this highly sought after cul-de-sac located just off Strawberry Bank, this attractive three bedroom semi-detached home with gorgeous gardens to the rear is perfect for those families wishing to be in this desirable residential locality with access to good schools. Available with immediate vacant possession and no upward chain, the property features a reception hall, lounge, sitting room, kitchen, dining room, three first floor bedrooms, shower room and boarded loft.

Benefitting from gas central heating and UPVC double glazing, the property has a driveway to the front and private gardens to the rear enjoy a lovely sunny aspect and feature patio seating areas, lawns and established borders. In addition, there is a larger than average garage with remote control electric doors access from the rear of the property.

Walking distance from all amenities including the City Centre, the property is well placed for local parks, shops, cafes and bars whilst it enjoys a central position affording easy access onto the A19 and wider North East region. Internal inspection highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to entrance hall with tiled floor and double radiator.

Lounge 13'0 x 15'9



UPVC double glazed bay window to the front elevation, double radiator open plan to

Sitting Room 11'8" x 11'8"



Wall mounted electric fire, UPVC double glazed french doors to rear elevation leading out to south facing rear gardens, double radiator.

Kitchen 7'4" x 12'6"



Wall and floor cupboards with marble coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, granite coloured splashbacks, electric ceramic hob with splashbacks and an overhead extractor hood, built under electric oven, plumbing for slimline dishwasher, space for fridge/freezer, tiled floor, double radiator, UPVC double glazed window to rear elevation, downlights to ceiling. Open plan to

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MAIN ROOMS AND DIMENSIONS

Dining Room 7'5" x 18'2"



Base and eye level units with working surfaces, granite coloured splashbacks, space and plumbing for automatic washing machine and tumble dryer, glass front display cabinet, understairs storage cupboard, solid wood flooring, double radiator, UPVC double glazed window to side elevation, UPVC patio door leading out to South facing rear gardens.

First Floor Landing

Access point to loft via folding timber ladders, with Velux window, UPVC Velux window to side elevation.

Bedroom 1 (Front Facing) 11'2" x 11'9"



UPVC double glazed window to front elevation with an uninterrupted view across the Ashbrooke Skyline taking in Cleadon Hills beyond. Double radiator.

Bedroom 2 (Rear Facing) 11'4" x 11'9"



UPVC double glazed window to rear elevation, double radiator, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (Front Facing) 7'5" x 7'5"



UPVC double glazed window to front elevation and a double radiator.

Bathroom



Low-level WC, wash basin vanity unit with cupboards under,

large walk-in shower enclosure with rainforest shower head and additional riser, vinyl flooring, tiled walls, verticle contemporary design radiator and UPVC double glazed windows to side and rear elevations. Concealed down lights.

Outside



Mature gardens to the front. Beautiful south facing gardens to the rear with attractive lawns, established borders and a timber decked seating area accessed from both the sitting room and dining room.

Detached Garage 10'0" x 17'8"

Remote control electric shutter door. Single door leading back into the rear gardens.

Important Notice

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.

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

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Important Notice

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.

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Tenure

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

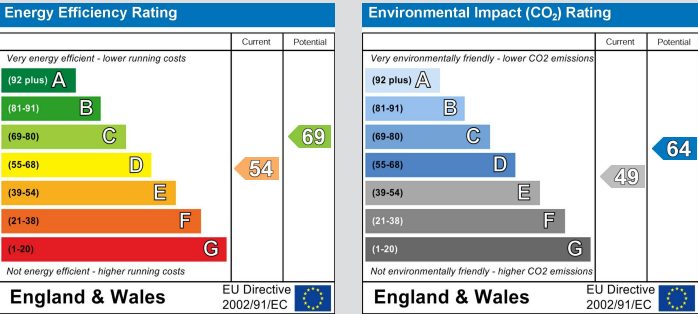
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