









Enjoying a gorgeous position on a large corner plot with magnificent mature gardens to the front side and rear, this impressive extended three bedroom semi detached bungalow with a "FREEHOLD" title, offers the excellent opportunity to those requiring all accommodation at ground floor level but who aren't quite ready to downsize.

The property has wonderful kerb appeal and can easily be mistaken for a detached bungalow upon first impressions and internal accommodation comprises entrance porch, reception hall, lounge, dining room, kitchen with adjoining breakfast room, three bedrooms and a shower room. Features of note include gas central heating, UPVC double glazing, landscaped gardens to the front, side and rear together with a drive and garage to side.

Occupying a sought after position on the ever popular Broadmeadows estate set within the heart of East Herrington, the property is well placed for an extensive range of amenities and is particularly convenient for Doxford International Business park, David Lloyd Health & Racket club, and local supermarkets. Available with immediate vacant possession and no upward chain, internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed feature door to

Entrance Porch

Reception Hall

With cloaks cupboard.

Lounge 11'1" x 15'0"



UPVC double glazed bay window to front, radiator, feature fireplace, open plan to

Dining Room 10'0" x 12'9"



UPVC double glazed patio doors leading out into the rear gardens which have been beautifully landscaped and feature a lovely Oriental theme, double radiator.

Kitchen 7'6" x 13'10"



Base and eye level units with working surfaces incorporating a stainless steel sink unit with mixer tap, glass fronted display cabinets, laminate flooring, electric hob with overhead extractor hood, built under electric oven, integrated fridge and freezer, UPVC double glazed window, open plan to

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MAIN ROOMS AND DIMENSIONS

Breakfast Room 9'3" x 9'1"



Double glazed sliding patio doors leading out into the rear gardens, double radiator, laminate flooring.

Bedroom 1 (front) 12'4" x 12'9"



UPVC double glazed window.

Bedroom 2 (rear) 10'2" x 13'5"



Fitted wardrobes and overhead cupboards, double radiator, UPVC double glazed window.

Bedroom 3 7'6" x 10'10"



UPVC double glazed window, double radiator.

Shower Room



Large walk in area with low level WC, pedestal basin and shower enclosure - white suite with wall and floor tiles, radiator.

Outside



Extensive landscaped gardens to the front and side with established borders and attractive lawn. Patio garden to the rear with stunning planting arrangements. Drive to side leading to GARAGE with up and over door, wall mounted gas boiler serving hot water and radiators.

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

MAIN ROOMS AND DIMENSIONS

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.

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

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