









This stunning Victorian semi-detached property, has undergone a significant programme of upgrading and modernisation to create an exceptional standard of accommodation. There is a hall with staircase to the first floor, an attractive lounge, enjoying a dual aspect and there is a fabulous kitchen diner, fitted with an excellent range of stylish units and an island with breakfast bar. Completing the ground floor is a useful utility and a washroom/wc. To the first floor there are three double bedrooms and a superb, luxury bathroom/wc, featuring a free standing bath and walk in shower. Externally there is a delightful lawned garden to the front and an attractive paved courtyard to the rear with a roller shutter access door. This location is ideal for local amenities with the nearby shops and cafes on Sea Road, schools and transport connections, including the Metro system. We highly advise arranging a detailed inspection to appreciate the quality of accommodation this exceptional home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Hall



Double radiator and stairs to first floor.

Lounge 13'11" x 12'7"



Double glazed bay window to front, double glazed window to side and double radiator.

Kitchen/Diner 32'0" x 14'6"



Range of modern wall and base units with countertops over incorporating 1/2 bowl sink and drainer unit with mixer tap. Integrated oven and a breakfasting island with countertop over incorporating 5 burner electric hob. Space provided for a fridge freezer. Double radiator and double glazed window to side elevation.

Dining Area



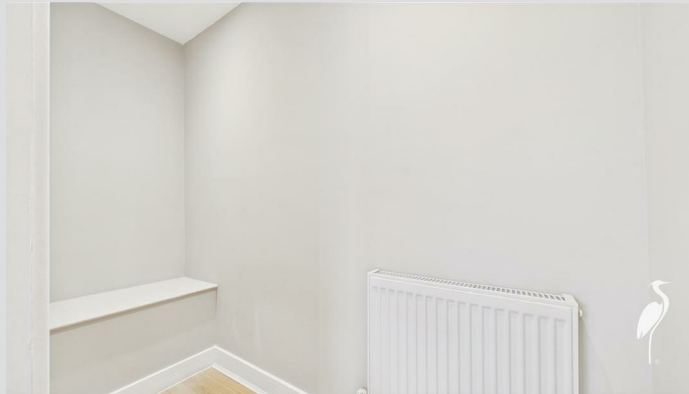
Double glazed window to rear, double radiator and door to utility.

Utility 7'9" x 7'11"



Modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Cupboard housing wall mounted boiler and space for a washing machine and tumble dryer. Double radiator, double glazed window and UPVC door to rear.

Cloaks Cupboard



Radiator and spotlighting.

Washroom/WC



Low level WC and washbasin set into vanity or vanity unit and radiator.

Half Landing



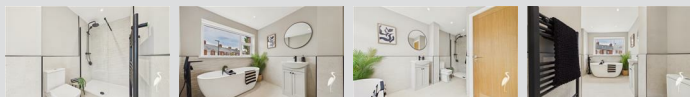
Door to bathroom and stairs to the first floor.

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MAIN ROOMS AND DIMENSIONS

Bathroom 7'11" x 14'9"



Modern suite with a bath, walk in dual head waterfall shower, low level wc and hand wash basin set into vanity unit. Radiator, heated towel rail and double glazed window to rear.

First Floor Landing



Radiator.

Bedroom 1 19'2" x 12'10"



Two double glazed windows to front and side elevations, radiator and storage cupboard.

Bedroom 2 12'2" x 12'9"



Double glazed window to front and radiator.

Bedroom 3 10'1" x 14'2"



Two double glazed window to front and side elevations and radiator.

Outside



Low maintenance paved courtyard to rear. Well sized front garden laid mainly to lawn.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Important Notice - Particulars

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The particulars are set out for general guidance only for the

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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.

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

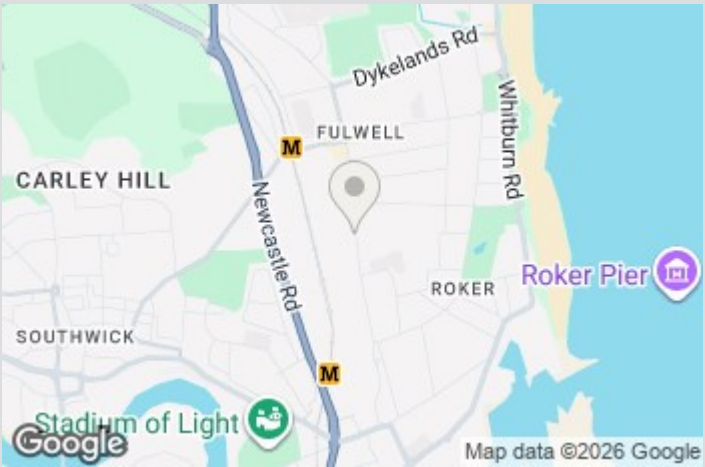
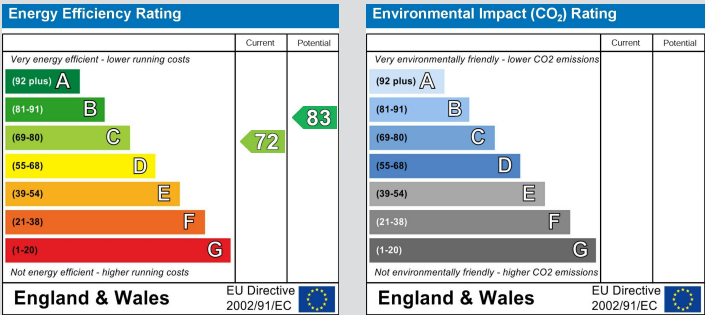
Ombudsman

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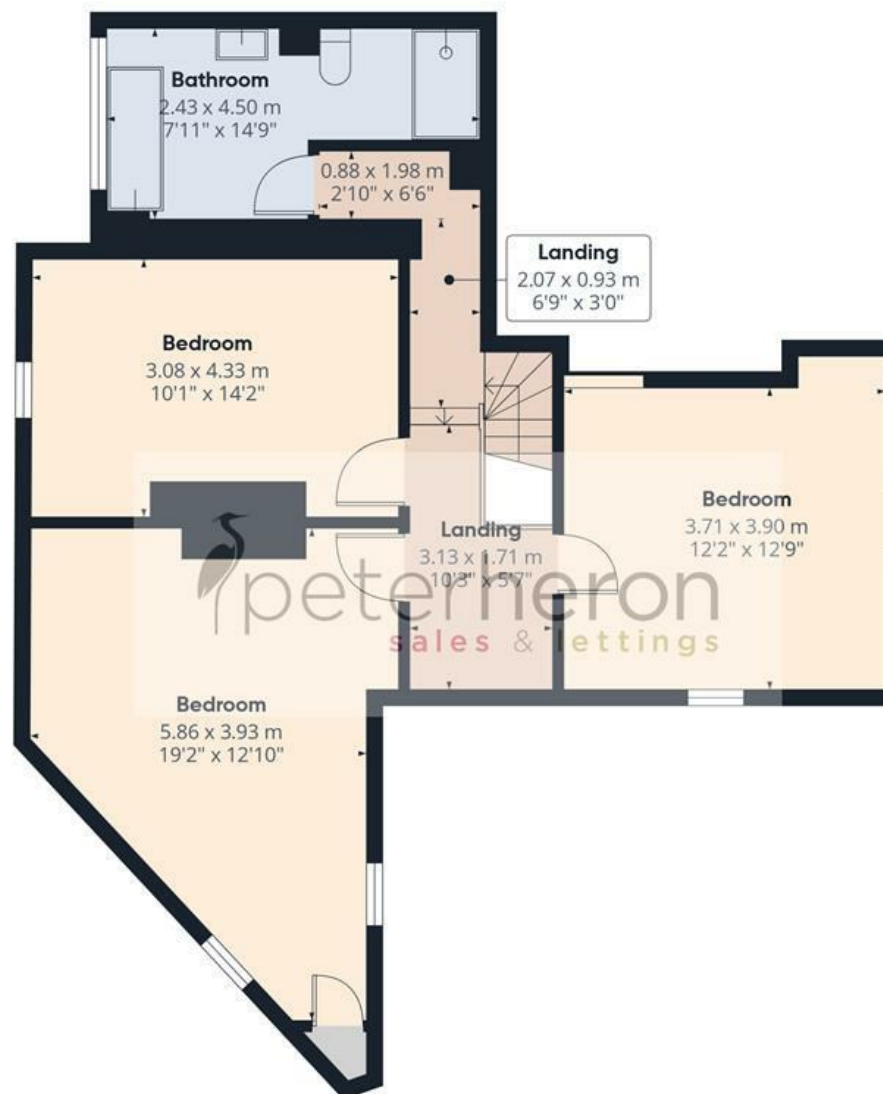
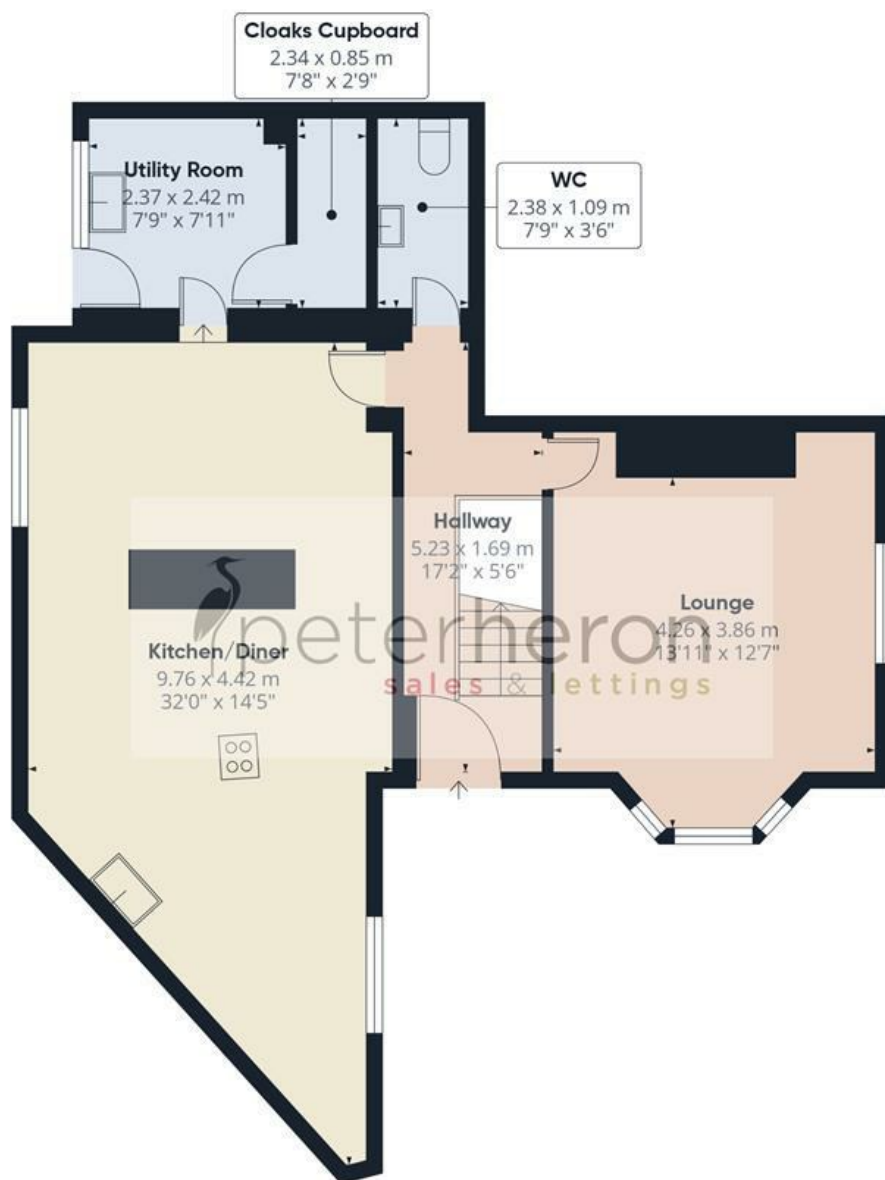
MAIN ROOMS AND DIMENSIONS

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Approximate total area⁽¹⁾

131.8 m²

1419 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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