







2 1 1

- Stone-Built Cottage
- End Of Terrace
- Popular Location
- Two Double Bedrooms
- Front Yard
- Double Glazing
- Gas Central Heating
- Off-Street Parking
- Local Facilities
- Council Tax Band \*B\*







\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/P7hebfoESCc> \*\*

Jan Forster Estates welcome to the market this charming end of terrace stone cottage. The two bedroom property will appeal to a variety of buyers- from first time, to downsizers and buy-to-let investors alike.

Located within a popular residential area, the house is close to excellent transport links and local amenities, including parks, a supermarket and shops; The Galleries is only a short commute away and the A1 provides quick access to the Team Valley and Metrocentre.

Internally the property briefly comprises to the ground floor; entrance hall, spacious open plan lounge with feature wood burning stove and kitchen with fitted shelving, floor units and a Belfast style sink. To the first floor there are two double bedrooms- the main one with storage cupboard and access to a dressing area/study, as well as a stunning bathroom WC with a walk-in shower and a free-standing double-ended bath. The property further benefits from gas central heating and double glazing.

Externally, there is a generous yard to the front with double gated access and space for off-street parking.

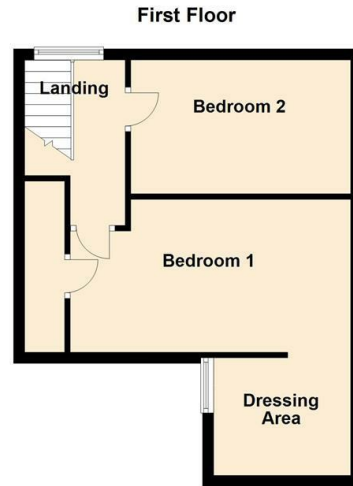
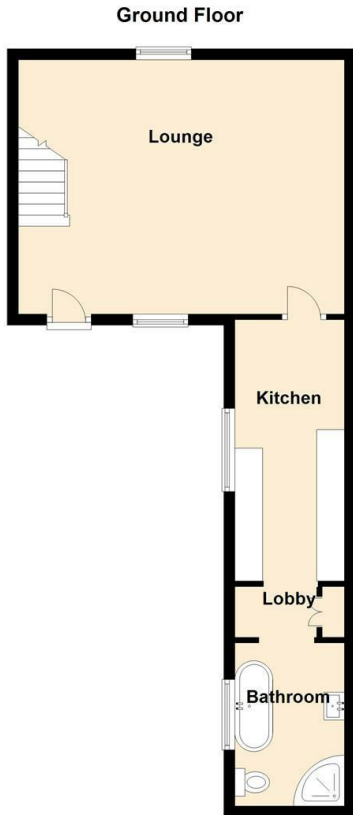
For more information and to book your viewing, please, call 0181 487 0800.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*B\*





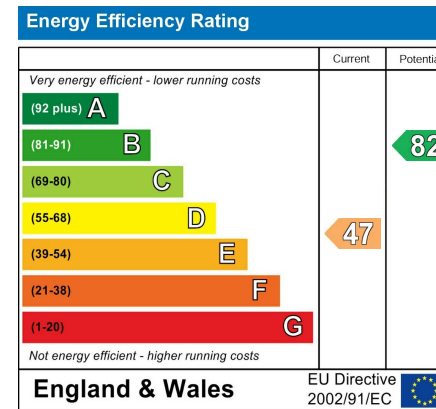
Lounge 19'3" x 15'2" (5.89 x 4.64 )

Kitchen 15'4" x 6'4" (4.68 x 1.95)

Bedroom One 16'6" x 8'0" (5.03 x 2.46)

Bedroom Two 13'1" x 6'10" (3.99 x 2.09)

Dressing Area/Study 8'0" x 6'8" (2.46 x 2.05)



## The difference between house and home

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