









Superb Two Bedroom Terraced Property! The ground floor compromises an Entrance Hall, Lounge and Kitchen/Diner whilst the first floor occupies Two Bedrooms and a Bathroom. To the rear of the property there is a good-sized, low maintenance garden and to the front elevation is a drive providing off street parking. Benefiting from gas central heating and UPVC double glazing, the property offers a wonderful living space perfect for first time buyers and families with it's close proximity to superb amenities, schools, Metro stations and Sea Front.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via Composite front door into hall.

Entrance Hall

Radiator, stairs to first floor and door to lounge.

Lounge 13'8" x 9'8"



Two radiators, double glazed window to the front elevation and door to the kitchen.

Kitchen/Diner 12'10" x 8'7"



Fitted with a range of wall and base units with countertops over incorporating a single bowl sink and drainer. Integrated appliances include a gas oven and hob with extractor fan.

Space provided for a washing machine, dishwasher and fridge freezer. The boiler is housed in a kitchen unit, we have been advised by our client the boiler was installed in 2021 and has been service annually. Storage cupboard, radiator and part tiled walls. Double glazed window and French doors to the rear.

First Floor Landing

Bedroom 1 12'10" x 10'11" maximum



Radiator, double glazed window to front elevation, built in sliding door wardrobes and a storage cupboard.

Bedroom 2 11'4" x 6'5"



Radiator and double glazed window to rear elevation.

Bathroom



Low level WC, washbasin and bath with shower fitted, radiator and frosted window.

Outside



Gardens to the front and rear. Driveway to the front providing off street parking.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

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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Sea Road Viewings

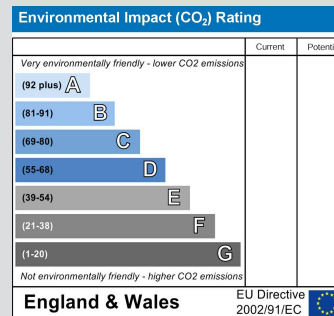
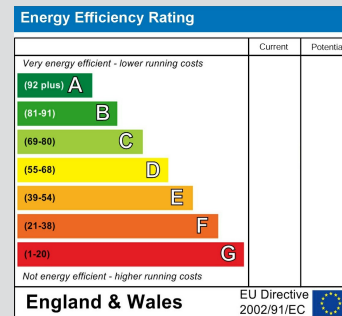
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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