

A superb two bedroom, two reception room double fronted mid terrace cottage. The well appointed accommodation is all on one level and includes an entrance hall, spacious lounge, opening though to a dining room, kitchen, bathroom and two well-proportioned bedrooms. Externally there is a courtyard to the rear with an up and over access door and a patio area. We have been advised by our client the boiler was installed February 2024. This location is ideally placed for a range of local amenities, shops and schools as well as providing links to major road connections. With no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door into

## Entrance Hall

With a door to the lounge.

## Lounge 13'7" x 9'9"



Double glazed box bay window to the front, two radiators, door to bedroom and there is an archway opening into the dining room.

## Dining Room 13'8" x 11'4"



With a gas feature fireplace, double glazed French doors to the rear and there is a door to the kitchen.

## Kitchen 15'4" x 8'11"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include an oven and gas hob with overhead extractor fan, space has been provided for the

inclusion of a fridge freezer and a washing machine,. There are part tiled walls, two double glazed windows to the side, radiator and there is an archway leading to the rear hall.

## Rear Hall

With a storage cupboard, door to outside and there is a door to the bathroom.

## Bathroom



Low level WC, hand wash basin, bath with overhead shower, part tiled walls, tiled floor, a radiator and a double glazed frosted window to the side.

## Bedroom 1 (front) 14'1" x 13'5"



Double glazed box bay window to the front, radiator and integrated wardrobes.

## Bedroom 2 (rear) 13'9" x 10'1"



Double glazed window to the rear and a radiator.

## Outside



There is a courtyard to the rear with an up and over access, a patio area and a shed.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A

## 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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

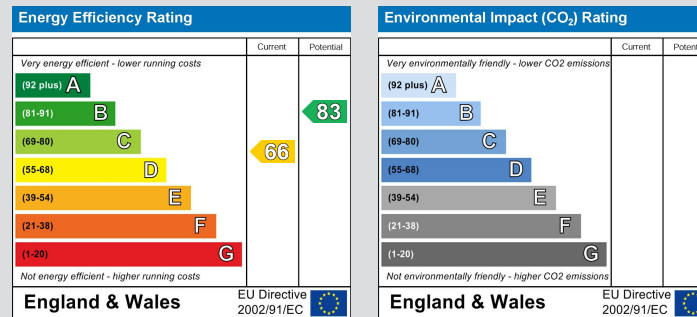
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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