









An impressive three bedroom, two reception room mid terrace cottage, providing deceptively spacious accommodation over two floors. Internally the immaculate and versatile accommodation on the ground floor includes a hall with staircase to the first floor, lounge, dining room, a superb 19ft breakfasting kitchen and a bedroom. On the first floor there are two bedrooms and a bathroom/wc with a shower cubicle. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear with a remote control roller shutter access door. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With immediate vacant possession and no upper chain involved, viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to the

## Hallway



There is a radiator, staircase to the first floor and doors leading off to the lounge, dining room and bedroom three.

## Lounge 12'2" into alcove x 13'4"



With a double glazed window to the front and a radiator.

## Dining Room 12'11" x 10'11" into alcove



Double glazed window to the rear, radiator and a door to the breakfasting kitchen.

## Breakfasting Kitchen 19'11" x 5'11"



The kitchen is fitted with a range of modern wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge, a freezer and a washing machine, there is a radiator, a double glazed door to the courtyard, double glazed window, tiled floor and the central heating boiler is concealed behind a matching fronted kitchen unit.

## Bedroom 3 9'10" x 6'5"



Double glazed window to the rear and a radiator.

## First Floor Landing



With doors leading of to the bathroom and bedrooms one and two, there is also a Velux window providing natural light.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'0" x 9'2"



With a double glazed window to the rear and a radiator.

## Bedroom 2 9'5" extending to 12'9" x 6'6" approx measure to s



With two Velux windows and a radiator.

## Bathroom



Four piece modern suite comprising of a low level WC, pedestal wash hand basin, corner bath and a step in shower

cubicle with a mains fed shower, there is a radiator and a double glazed window.

## Outside



There is a courtyard to the rear of the property with a remote control roller shutter access door.

## 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 relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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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

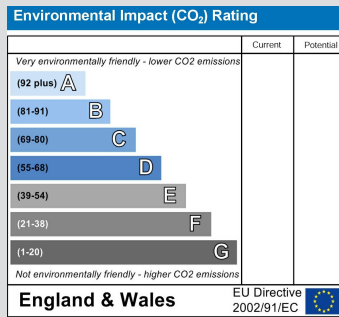
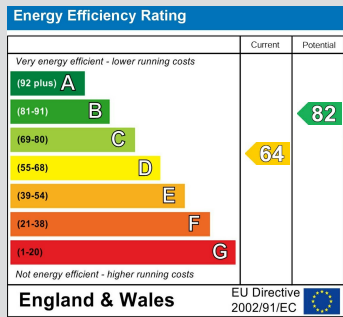
## Ombudsman

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Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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