









An extended semi-detached home occupying a superb corner plot within this ever-popular residential area. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge, dining room and a fitted modern kitchen. On the first floor there are two generous bedrooms and a wet room/wc. Externally there are attractive gardens to the front and rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. With immediate vacant possession and no upper chain involved, this property has been recently refurbished and is perfect for first time buyers and those looking to downsize, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

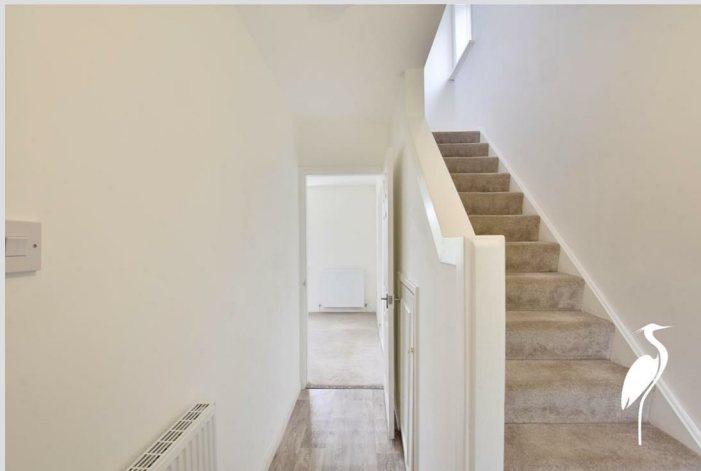
## Ground Floor

UPVC entrance door.

## Entrance Porch

Inner door leading to hallway.

## Hall



Radiator and stairs to first floor with storage under.

## Lounge 12'4" x 11'7"



Double glazed window to front and double radiator. Opening to dining room.

## Dining Room 14'9" x 9'10"



Double glazed window to rear, double radiator and storage cupboard. Door to kitchen.

## Kitchen 11'9" x 6'10"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixed tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer, washing machine and tumble dryer. Double radiator, double glazed window and Composite door to rear.

## First Floor Landing

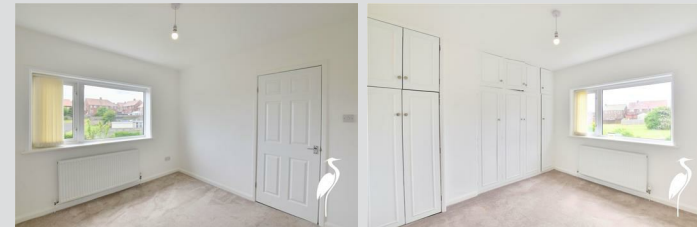
Access hatch to loft and double glazed window.

## Bedroom 1 16'11" x 11'5"



2x double glazed windows to front, double radiator, built in wardrobes and storage cupboard.

## Bedroom 2 10'10" x 9'11"



Double glazed window to rear, radiator and built in wardrobes.

## Wet Room



Low level WC, washbasin and shower area, double glazed window and radiator.

## Outside



Gardens front and rear.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

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### Fawcett Street Viewings

To arrange an appointment to view this property please

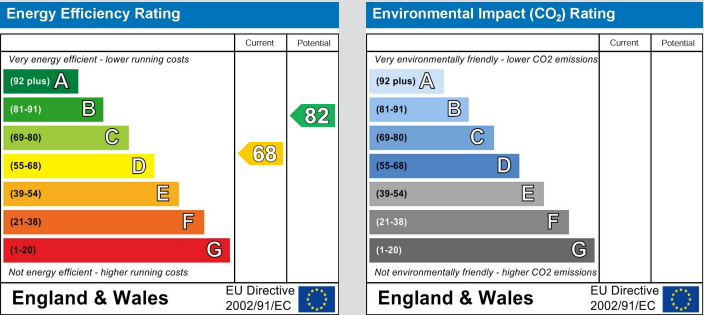
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

### Ombudsman

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