









An impressive four bedroom mid terrace home, occupying a delightful position on this private, tree lined road. Internally the immaculate internal accommodation includes an entrance vestibule, leading through to a superb reception hall with staircase to the first floor. There is a delightful lounge with bay window, connecting through to dining room and a superb 19ft breakfasting kitchen, fitted with an excellent range of units. On the first floor there is a spacious landing, four bedrooms and a modern bathroom/wc. Externally there is a town garden to the front and an attractive courtyard to the rear with roller shutter access door. The property is conveniently located for access to local amenities, shops and schools as well as providing transport connections. We highly advise arranging a viewing to appreciate this fabulous home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC Front door into

### Entrance Vestibule

With inner wooden glass panelled door to

### Entrance Hall



Double radiator, stairs to first floor with built in cloaks cupboard and storage cupboard, doors lead off to

### Lounge 13'3" x 13'9"



Double glazed bay window to the front elevation, double radiator and glass fronted double doors opening into dining room.

### Dining Room 14'0" x 12'2"



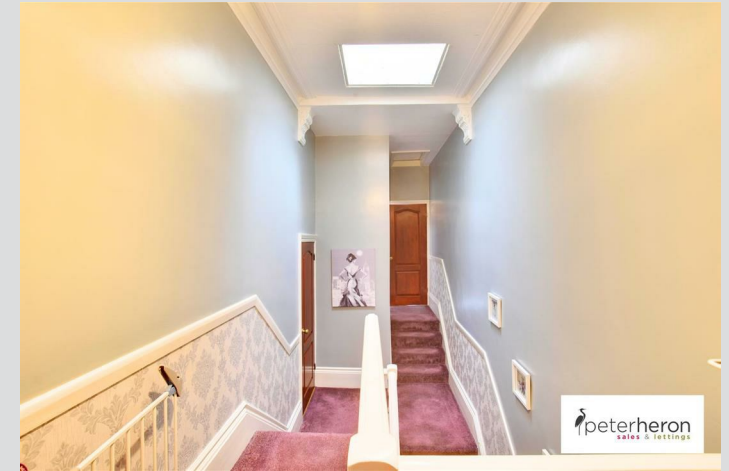
Double glazed window to the rear elevation, radiator and electric fire.

### Breakfasting Kitchen 19'7" x 9'4"



Featuring a range of modern wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated appliances include an electric oven, electric hobs, extractor hood, glass splashback and a wine rack. Space has been provided for the inclusion of a fridge freezer, washing machine, dishwasher and dryer. Radiator, double glazed window to the side and rear elevations, serving hatch to dining room and UPVC door to garden.

## First Floor Landing



Landing with a skylight window, access hatch to loft, storage cupboard and doors to the bedrooms and bathroom.

### Bedroom 1 (Front) 15'4" x 8'2" into bay



Double glazed bay window to the front elevation, radiator and built in mirror fronted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (Rear) 14'8" x 9'9"



Built in mirror fronted sliding door wardrobes, radiator and double glazed window to the rear elevation.

## Bedroom 3 (Rear) 13'0" x 9'3"



Double glazed box bay window to the rear elevation, radiator and built in storage cupboard.

## Bedroom 4 (Front) 10'0" x 7'2"



Double glazed window to the front and a radiator.

## Bathroom



Panelled bath with waterfall shower head, low level wc and hand wash basin. Double glazed frosted window to rear elevation and a radiator.

## Outside



Access to the front via gate into private residential street with private parking. Attractive front and rear gardens with an outhouse and electric roller shutter to the rear providing further 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.

## Important Notice

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# MAIN ROOMS AND DIMENSIONS

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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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

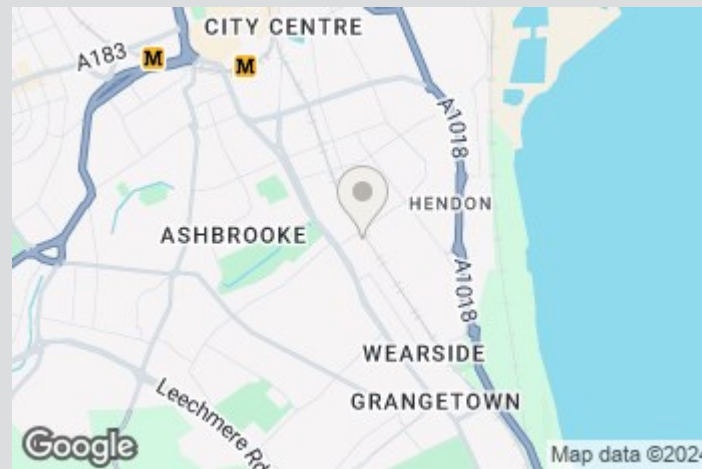
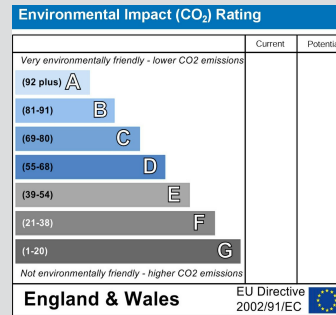
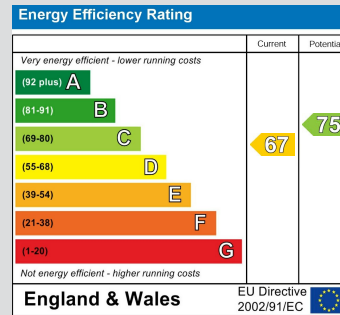
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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

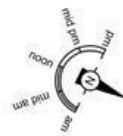


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Ground Floor  
Approximate Floor Area  
(66.60 sq.m)



First Floor  
Approximate Floor Area  
(67.70 sq.m)

## 6 Hunter Terrace