















Popular style double fronted three bedroom cottage offering flexible ground floor living arrangement decorated to good standard and literally ready to move into. This fine home internally comprises reception hall, living room, three bedrooms, kitchen, utility and a bathroom whilst externally there is a forecourt to the front and a large enclosed courtyard to the rear. Benefiting from gas central heating and UPVC double glazing, this lovely home is within easy walking distance of an extensive range of coastal amenities including the Sheepfolds, bars, restaurants and cafes together with Metro stations and award winning Blue Flag beaches. A property which can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via Composite entrance door.

### Entrance Hall



Radiator and access point to loft.

### Lounge 13'0" x 13'8"



Double glazed window to rear and radiator. Doors to bedroom 3 and rear hall.

### Rear Lobby

UPVC door to rear and storage cupboard. Open into kitchen.

### Kitchen 6'4" x 10'0"



Range of wall and base units with countertops over incorporating a single bowl sink ceramic sink and drainer unit with stainless steel mixer tap. Space provided for an oven and fridge freezer. Double glazed window to rear and opening into utility area.

### Utility 4'6" x 6'6"



Countertop with space under for washing machine and tumble dryer, shelving for additional storage. Double glazed window to rear and door to bathroom.

### Bedroom 1 12'3" x 11'8"



Double glazed bay window to front, electric fire and 2x radiators.

### Bedroom 2 12'4" x 9'8"



Double glazed window front and radiator.

### Bedroom 3 13'0" x 9'10"



Double glazed window to rear, radiator and storage cupboard.

### Bathroom



Low level WC, washbasin and corner bath with shower over, double glazed window and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance courtyard to the rear with gate access.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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Lease details, service charges and ground rent (where

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

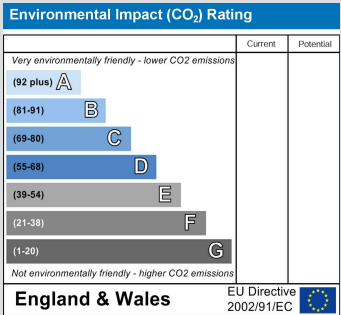
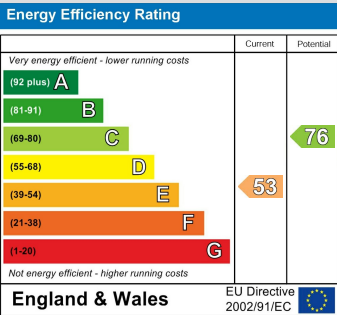
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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**Approximate total area<sup>(1)</sup>**

74.7 m<sup>2</sup>

805 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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