









A spacious and well presented two bedroom, two reception room end terrace cottage, providing attractive accommodation all on one level within this popular area of Millfield. Internally briefly comprising of a hall, lounge, dining room, kitchen and bathroom/wc, along with two bedrooms. The area is well served with an excellent range of local amenities, shops and transport links including Millfield Metro Station. Available with immediate vacant possession and no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door into the dining room.

Dining Room 9'4" x 13'5"



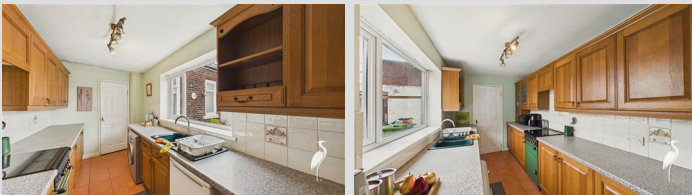
Double glazed window to front, radiator, doors to bedroom one and to the lounge.

Lounge 15'7" x 11'9"



Double glazed windows to side and rear elevations, radiator and electric fire. Storage cupboard and doors to the kitchen and bedroom two.

Kitchen 6'11" x 13'7"



Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, washing machine and low level fridge. Double glazed window to rear and door to rear hall.

Bathroom



Bath with shower over, low level WC and hand wash basin. Double glazed window to the rear and radiator..

Bedroom 1 8'10" x 13'7"



Double glazed window to the front, and a radiator.

Bedroom 2 6'9" x 13'4"



Double glazed window to the rear and a radiator.

Outside



Low maintenance courtyard with a shutter and wooden gate to rear and a small outhouse.

Tenure FH

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 is Band A.

Important Notice

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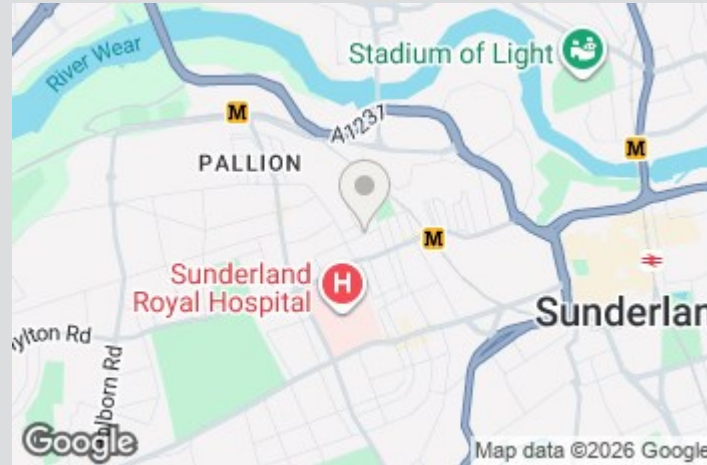
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MAIN ROOMS AND DIMENSIONS

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.



Viewings Fst

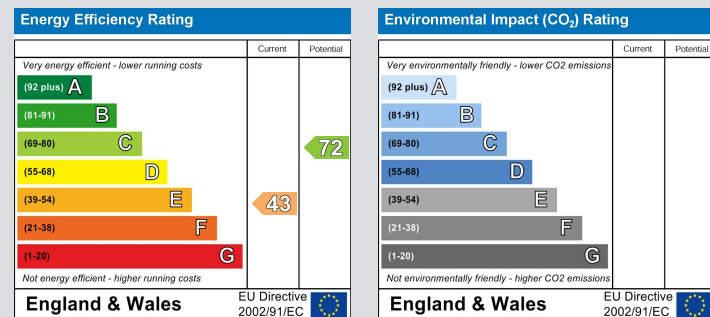
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

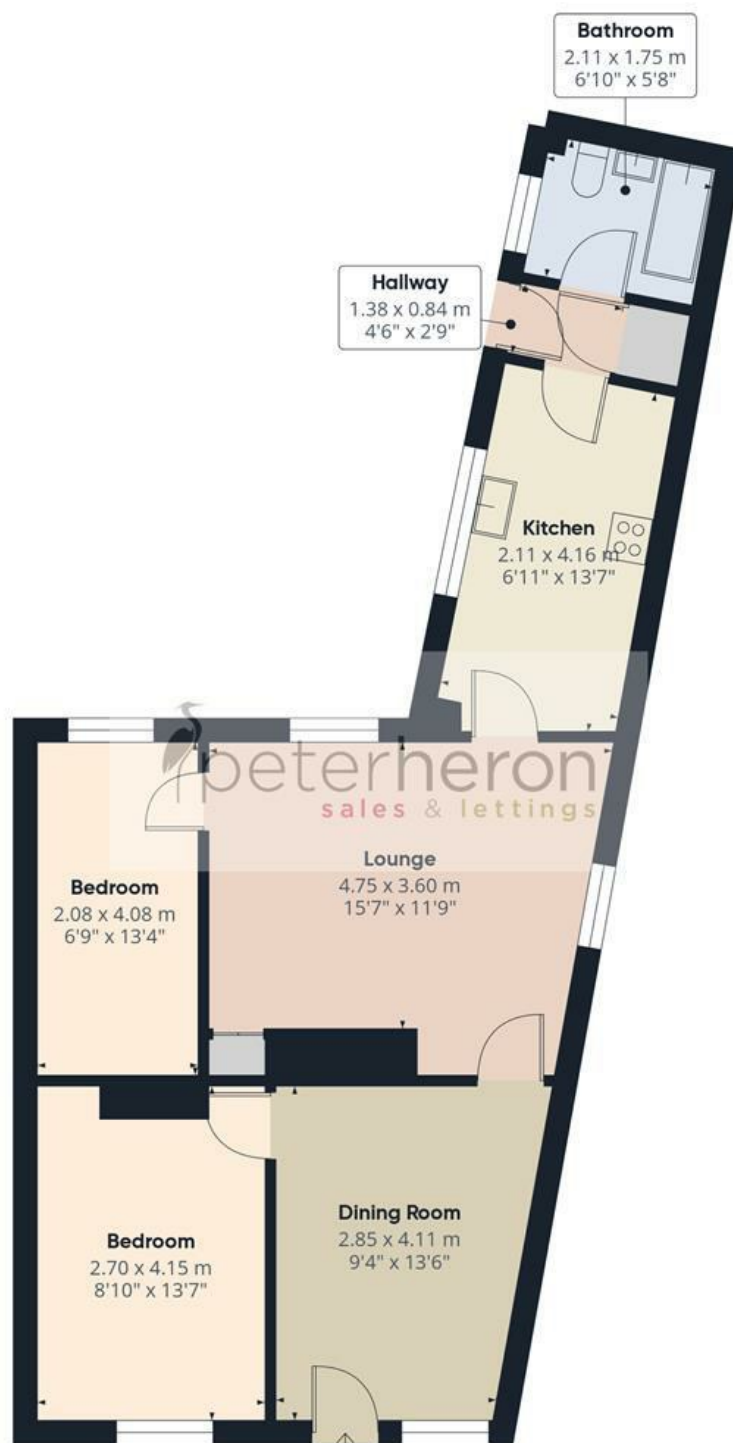
Ombudsman

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⁽¹⁾

64.8 m²

697 ft²

(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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