

A superb three bedroom cottage, providing spacious and modernised accommodation ready to move into, available with immediate vacant possession and no upper chain involved. On the ground floor there is a hall with staircase to the first floor, a delightful lounge with bay window, a dining room that could be used as a bedroom and a modern kitchen and bathroom/wc. On the first floor there are three bedrooms. Externally there is a yard to the rear. Situated close to many local amenities, excellent transport links to the City centre and local road networks. Early viewing highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Vestibule

Inner door into hall.

## Hallway



Radiator and staircase to the first floor with under stairs storage cupboard.

## Lounge 15'5" into bay x 13'9" into alcove



Double glazed bay window to the front, radiator, decorative plaster work to the ceiling and coving, picture rail.

## Dining Room 14'1" x 12'1" into alcove



Double glazed window to the rear, radiator, coving to the ceiling and picture rail.

## Kitchen



Fitted with a range of modern wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, there is a double glazed window, radiator and space for fridge and washing machine. Door to lobby.

## Lobby

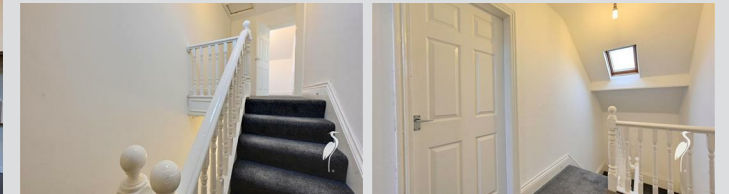
Built in cupboard. Door to bathroom. Double glazed door to courtyard.

## Bathroom



Low level WC, pedestal washbasin and panel bath, double glazed window.

## First Floor Landing



Velux window.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 10'11" not inc recess x 10'2" not inc dormer area**



Double glazed window to the rear and a radiator.

**Bedroom 2 10'3" x 10'4" not inc dormer area**



Double glazed window to the front and a radiator.

**Bedroom 3 6'6" x 6'2"**



Velux window and radiator.

## Outside



Courtyard to the rear.

## 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:-  
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. 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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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.

## 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

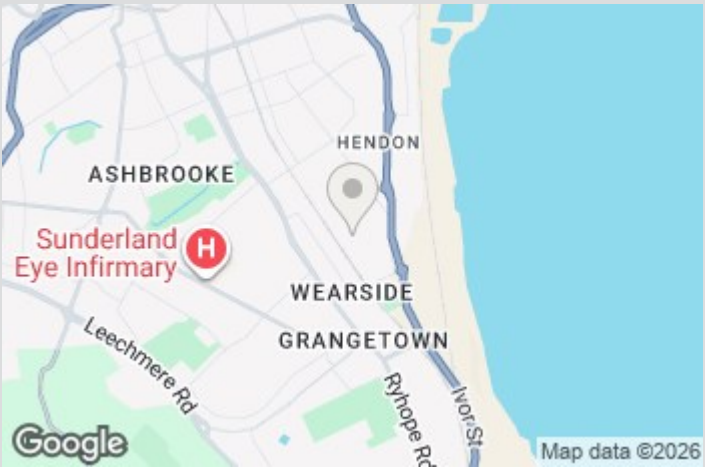
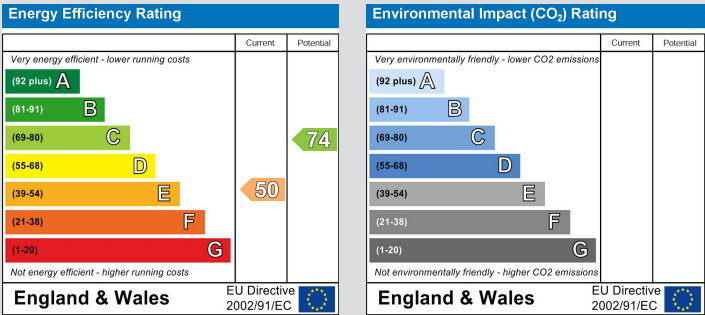
## Ombudsman

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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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