









An attractive mid terrace, double fronted mid terrace cottage, providing spacious accommodation all on one level within this convenient location. Internally the accommodation includes a hall, lounge, kitchen, bathroom/wc and two bedrooms. Externally there is a courtyard to the rear with an up and over access door. Located within this popular residential area, the property is ideally situated for access to schools and Roker Retail Park, as well as providing excellent transport links including the Metro system and superb road connections. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Entrance Hall

Radiator and access point to loft.

Lounge 14'4" x 12'5"



Double glazed sliding doors to courtyard, radiator, fitted storage cupboards and feature fireplace. Door to kitchen.

Kitchen 6'11" x 9'3"



Fitted with wall and base units with work surface over incorporating a sink and drainer unit with mixer tap. Integrated oven and hob with extractor fan over. Space for washing machine and a fridge freezer. Wall mounted boiler, door to the rear courtyard and double glazed window.

Bedroom 1 10'5" x 12'1"



Double glazed window to the front and radiator.

Bedroom 2 6'9" x 9'0"



Double glazed window to front and radiator.

Bathroom



Low level WC pedestal washbasin and bath with electric over head shower, storage cupboards, radiator and double glazed frosted window.

Outside



Enclosed courtyard to the rear with roller shutter door.

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

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MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

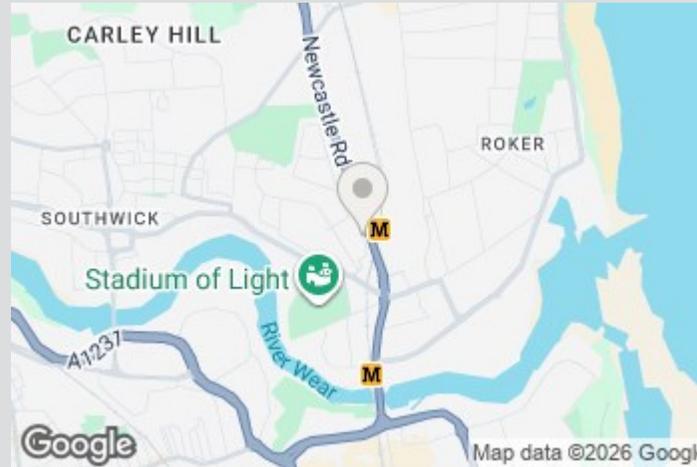
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Approximate total area⁽¹⁾

52.2 m²

562 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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