









A deceptively spacious three bedroom mid terrace home, situated within this popular location. The attractive accommodation is arranged over two floors, briefly comprising to the ground floor of a hall, lounge, dining room with French doors to the rear, kitchen and bathroom/wc, whilst at first floor level there are three bedrooms. Externally there is an enclosed courtyard to the rear. This location is ideal for local amenities, shops and schools, as well as providing excellent transport links. Early viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Storage cupboard and door to dining room.

Lounge 12'7" x 11'0"



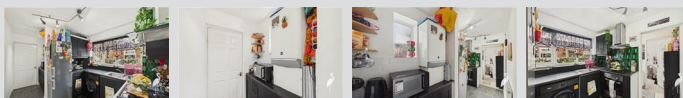
Double glazed window to front, feature fireplace, radiator and open plan into dining room.

Dining Room 15'0" x 10'9"



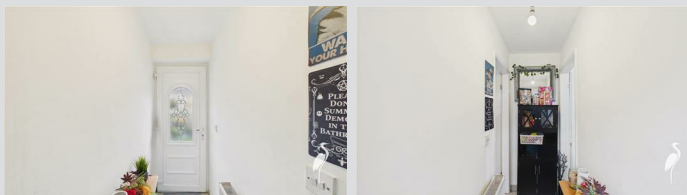
UPVC double glazed French patio doors to rear. Doors to kitchen and inner lobby.

Kitchen 8'5" x 7'11"



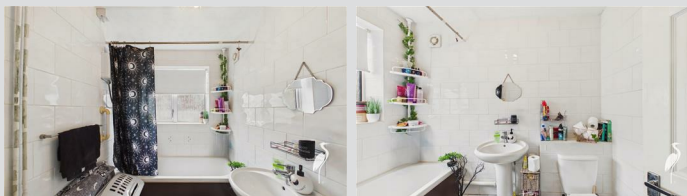
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a fridge freezer and washing machine. Two double glazed windows to rear, radiator and door to rear lobby.

Rear Lobby



Double radiator, UPVC door to rear and door to bathroom.

Bathroom



Bath with shower over, low level wc and wash basin. Double radiator and double glazed window to rear.

Inner Lobby

Double glazed window to rear and stairs to first floor.

First Floor Landing

Access point to loft.

Bedroom 1 13'10" x 12'9"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 10'11" x 9'10"



Double glazed window to front, radiator and built in wardrobes.

Bedroom 3 7'10" x 5'10"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance courtyard with a wooden gate to rear lane.

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.

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Fawcett Street Viewings

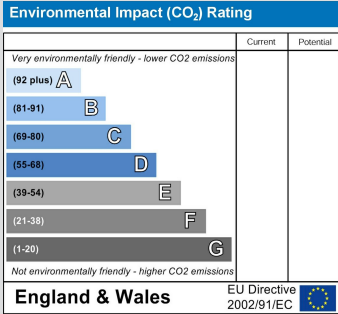
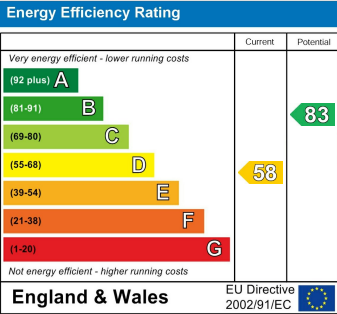
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

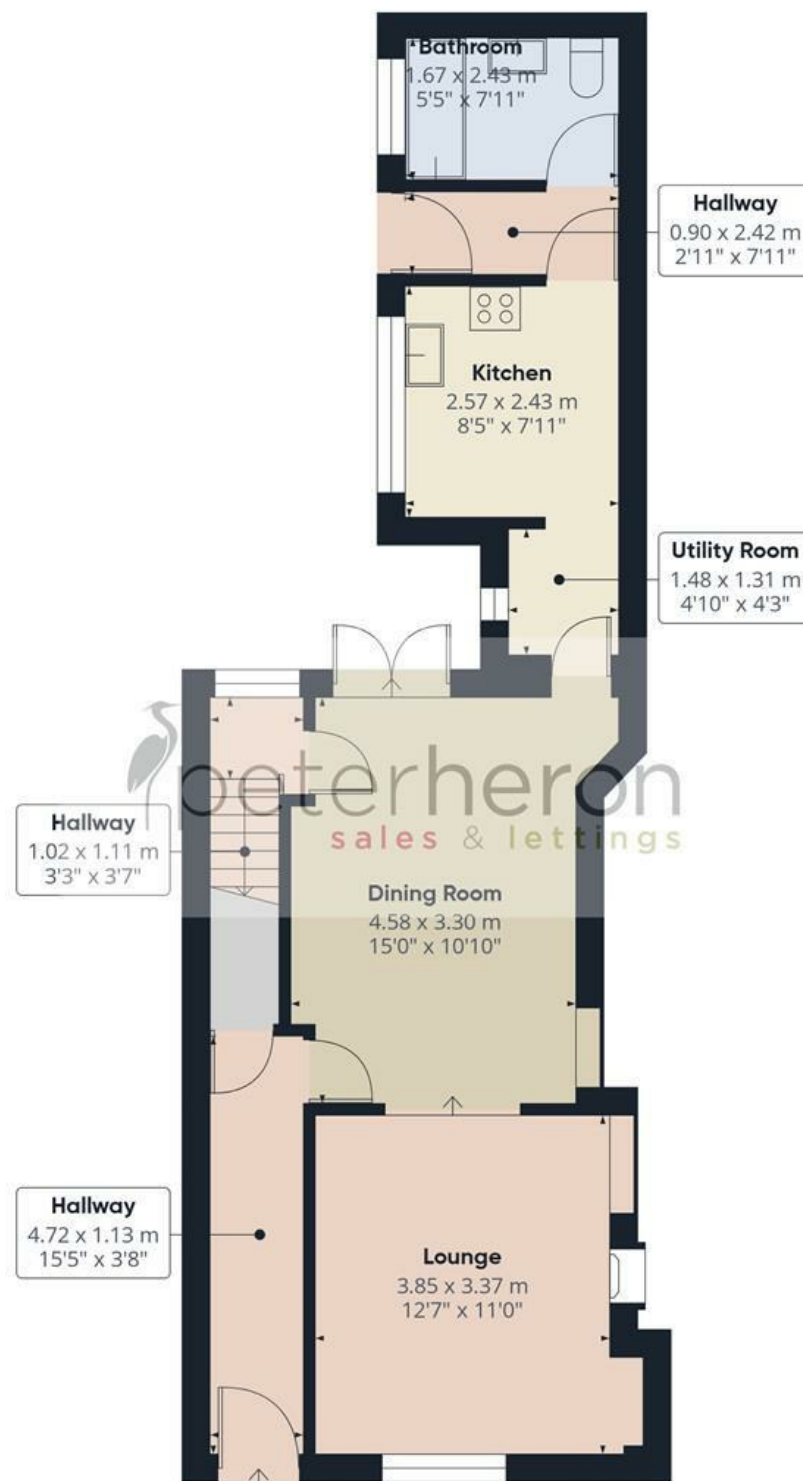
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Ground Floor

Approximate total area⁽¹⁾

53.4 m²

575 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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