

This attractive mid terraced three bedroom and two reception roomed mid terraced home offers good sized accommodation perfect for first time buyers and families. Available with no upward chain, the property internally comprises a reception hall, lounge, dining room, sun room, kitchen and bathroom whilst to the first floor there are three bedrooms. Externally to the rear there is an enclosed courtyard to the rear. Located in a convenient position central to the city centre, A19 and Doxford International Business Park, the property is also well placed for an extensive range of local amenities.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Hall



Radiator.

### Lounge 12'5" x 11'1"



Double glazed window to front, radiator and built in storage. Open plan into dining room.

### Dining Room 15'3" x 15'11"



Double glazed window to sunroom, radiator and stairs to first floor. Door to kitchen.

### Kitchen 9'11" x 8'3"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a fridge freezer, washing machine and tumble dryer. Radiator, storage cupboard and double glazed window to rear. Doors to sunroom and bathroom.

### Sun Room 3'7" x 10'2"



Double glazed window and UPVC door to rear.

### Bathroom



Low level WC, washbasin and bath with shower tap, radiator, storage cupboard and two double glazed windows to rear.

### First Floor Landing

Radiator and access point to loft.

### Bedroom 1 14'0" x 9'8"



Double glazed window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'9" x 12'9"



Double glazed window rear, radiator, built in wardrobes and storage cupboard.

## Bedroom 3 10'11" x 6'1"



Double glazed window to front and radiator.

## Outside



Low maintenance courtyard with storage.

## 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

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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

## Opening Times

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

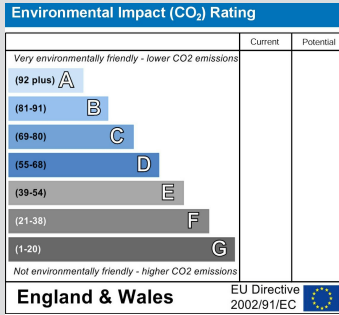
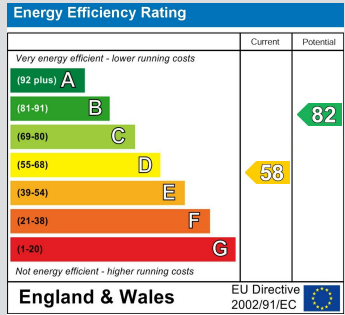
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**Hallway**  
3.80 x 1.01 m  
12'5" x 3'3"

**Lounge**  
3.81 x 3.38 m  
12'5" x 11'0"

**Dining Room**  
4.65 x 4.86 m  
15'3" x 15'11"

**Sunroom**  
1.11 x 3.10 m  
3'7" x 10'2"

**Kitchen**  
3.03 x 2.53 m  
9'11" x 8'3"

**Bathroom**  
2.31 x 2.53 m  
7'6" x 8'3"

Ground Floor

**Landing**  
0.93 x 1.88 m  
3'0" x 6'1"

**Bedroom**  
3.33 x 1.87 m  
10'11" x 6'1"

**Bedroom**  
4.28 x 2.96 m  
14'0" x 9'8"

**Bedroom**  
4.20 x 3.89 m  
13'9" x 12'9"

First Floor

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

95.8 m<sup>2</sup>

1030 ft<sup>2</sup>

**Reduced headroom**

1.9 m<sup>2</sup>

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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