













This beautifully presented two bedroom semi detached home is available immediately on an unfurnished basis. Internally the accommodation comprises entrance hall, lounge open plan into dining room, modern kitchen, two well-proportioned first floor bedrooms and a contemporary bathroom. Externally there is a garden to the front with drive and gardens to the rear. Ideally placed for local amenities, shops and schools as well as providing connections to surrounding areas and major road including the A19. Early viewing comes highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner wooden door to hall.

## Hallway



Double glazed window to side, double radiator and stairs to first floor with storage under. Door to lounge.

## Lounge 11'11" x 10'11"



Double glazed bay window to front, double radiator and storage cupboard. Open plan into dining room.

## Dining Room 8'8" x 7'10"



Double glazed French UPVC doors to rear and double radiator. Door to kitchen.

## Kitchen 9'4" x 8'1"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer. Double radiator, double glazed window and UPVC door to rear.

## First Floor Landing

Double glazed window to side and access hatch to loft.

## Bedroom 1 14'0" x 10'0"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 2 10'6" x 10'2"



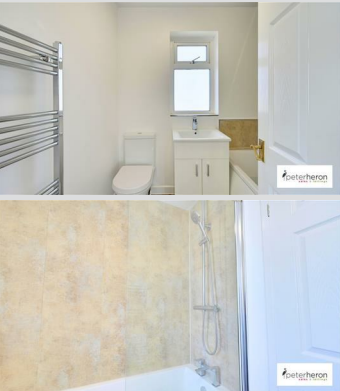
Double glazed window to rear and radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin set into vanity unit and bath with shower over, chrome heated towel rail and double glazed window.

## Outside



Block paved area to front with driveway providing off street parking. Garden to the rear with patio seating area.

## Council Tax Band

The Council Tax Band is Band A.

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

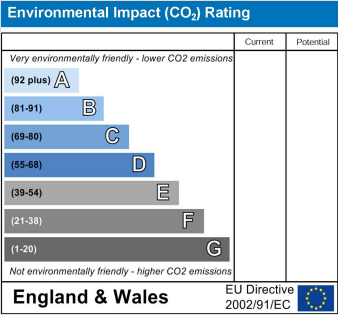
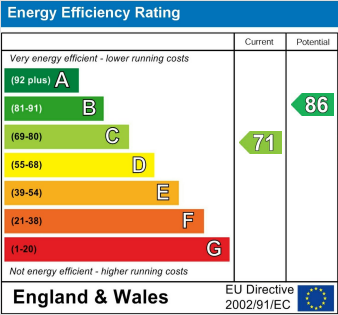
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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.



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