









A superb home with a stylish, contemporary interior providing deceptively spacious accommodation, occupying a pleasant cul-de-sac position within this popular location. Internally the immaculately presented accommodation on the ground floor includes a hall with staircase to the first floor, an attractive lounge with bay window and a modern 18ft breakfasting kitchen with French doors to the rear garden. On the first floor there are two double bedrooms, one spanning the width of the property and a contemporary bathroom/wc. Benefits of the property include double glazing, gas central heating, driveway to the front and superb garden to the rear. Situated in the popular area of Nookside, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. We highly recommend arranging an early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Hall



Radiator and staircase to first floor with built in cupboard.

## Lounge 11'10" x 11'5" into alcoves not inc bay



Double glazed bay window to front and radiator.

## Breakfasting Kitchen 18'0" x 8'3"



This spacious kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and hob, space has been provided for the inclusion of a washing machine, double glazed window to rear, double glazed French door to rear garden and central heating radiator.

## First Floor Landing

Radiator.

## Bedroom 1 14'10" not including recess x 10'0"



Two double glazed windows to front and radiator.

## Bedroom 2 10'1" x 10'10"



Double glazed window to rear and radiator.

## Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over and additional shower attachment, tiled floor, part tiled walls, double glazed window and tall feature radiator.

## Outside



Low maintenance garden to the front with driveway providing off street parking whilst to the rear there is an attractive garden laid mainly to lawn.

## 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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The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer

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# MAIN ROOMS AND DIMENSIONS

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

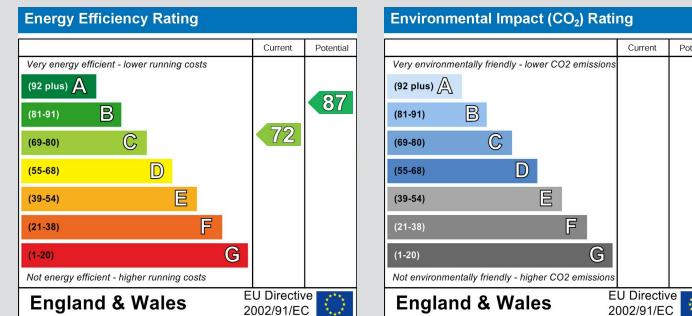
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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