









A beautifully presented three bedroom, two reception room mid terrace dormer cottage with a generous garden within this popular area of Silksworth. Internally on the ground floor there are two spacious reception rooms, a superb modern kitchen and a cloakroom/wc whilst to the first floor there are three well-proportioned bedrooms and a contemporary family bathroom/wc. Benefits of the property include double glazing and gas central heating to radiators. Externally there is a courtyard and a delightful garden laid mainly to lawn. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. We highly advise early viewing to appreciate the accommodation on offer and to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door into

### Entrance Lobby



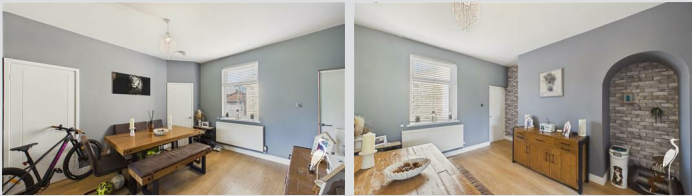
Radiator, doors to Kitchen and Dining Room.

### Lounge 12'3" x 15'1"



Double glazed UPVC sliding patio doors to rear, radiator and open plan into

### Dining Room 14'3" x 11'5"



Double glazed window to rear, radiator and storage cupboard. Door to middle lobby.

### Middle Lobby

Double glazed window to front, radiator and stairs to first floor.

## Kitchen 14'0" x 7'3"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and hood and a microwave. Space for a fridge freezer and washing machine. 2x double glazed windows to rear, double radiator and door to WC.

### Downstairs WC



Low level WC and hand wash basin. Radiator and double glazed window to rear.

## First Floor



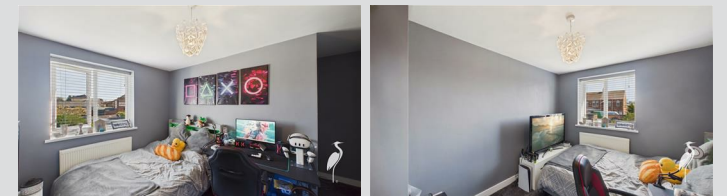
Landing with access point to loft.

### Bedroom One 12'2" x 9'0"



Double glazed window to rear and a radiator.

### Bedroom Two 9'6" x 13'5"



Double glazed window to front and a radiator.

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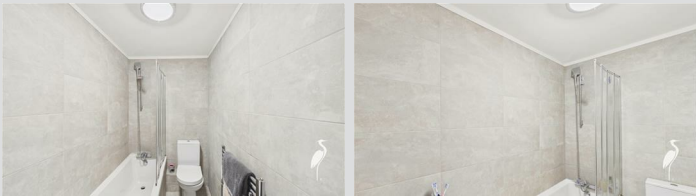
# MAIN ROOMS AND DIMENSIONS

## Bedroom Three 8'11" x 7'1"



Double glazed window to front and a radiator.

## Bathroom



Bath with shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail.

## Outside



Spacious, lawned rear garden and a low maintenance enclosed forecourt.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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.

## Viewings Fst

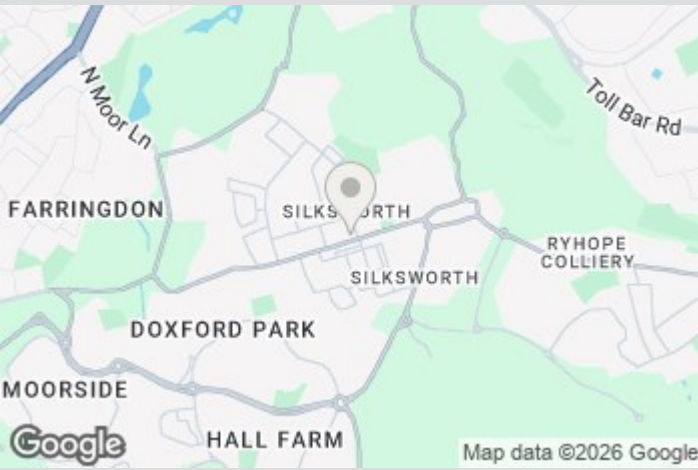
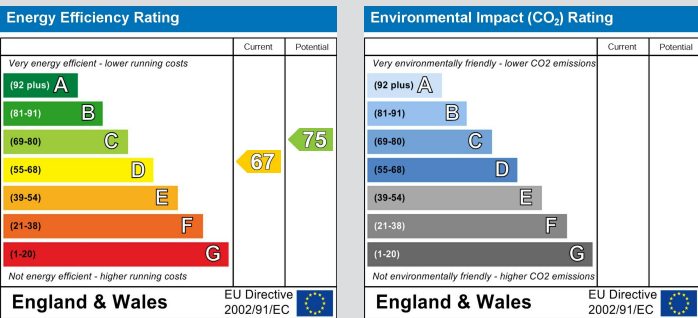
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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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Ground Floor



First Floor



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

87.9 m<sup>2</sup>

945 ft<sup>2</sup>

Reduced headroom

0.5 m<sup>2</sup>

5 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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