









A spacious three bedroom mid terrace home, enjoying a most convenient location on the periphery of the city centre. Internally the accommodation comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom. Externally there is a courtyard to the rear with roller shutter access door. Available with no upper chain involved, we highly recommend early viewing to appreciate the great potential this property has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Vestibule

Inner door to hall.

## Reception Hall

Staircase to the first floor with understair storage cupboard x2 and radiator.

## Lounge 13'8" x 16'1"



Single glazed bay window to the front, radiator, feature fireplace and double doors to the dining room.

## Dining Room 13'8" x 12'7"



Double glazed door to the rear garden, storage cupboard x2, feature fireplace and radiator. Door to kitchen.

## Kitchen 19'9" x 5'2"



Fitted with modern wall and base units with work surface over incorporating a stainless steel sink and drainer unit, space for oven, hob, washing machine and fridge freezer. Boiler concealed by cupboard 2x double glazed windows and radiator.

## First Floor Landing

Window and access point to loft.

## Bedroom 1 13'9" x 12'11"



Window to the rear, radiator, fireplace and storage cupboard.

## Bedroom 2 13'10" x 11'9"



Window to the front, radiator and storage cupboard.

## Bedroom 3 10'3" x 7'3"



Window to front, radiator and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and bath with electric shower, radiator and single glazed window.

## Outside



Low maintenance courtyard to the rear with roller shutter access door.

## 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

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

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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

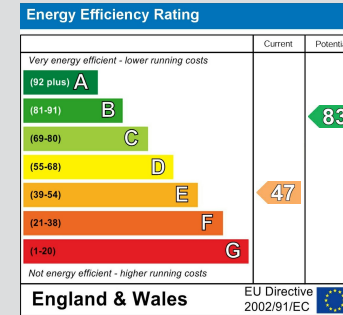
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

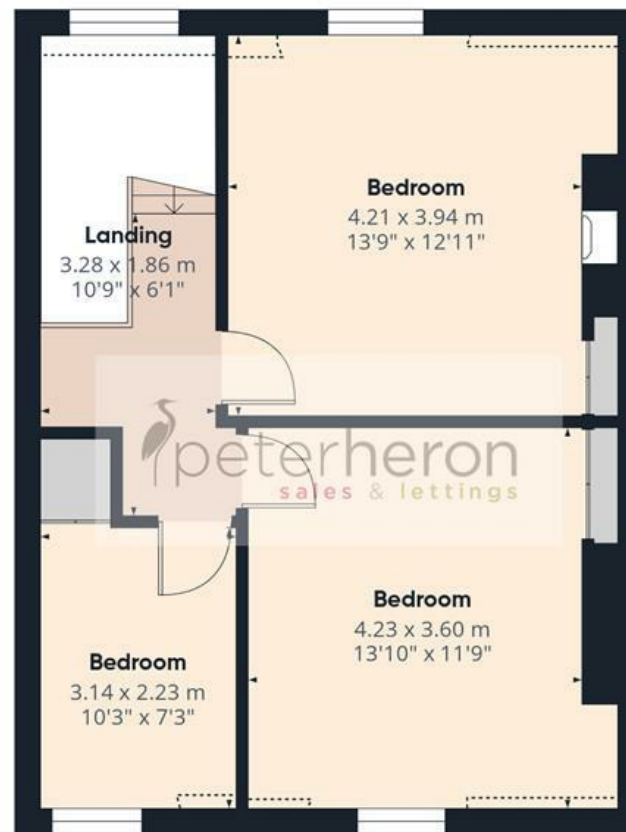
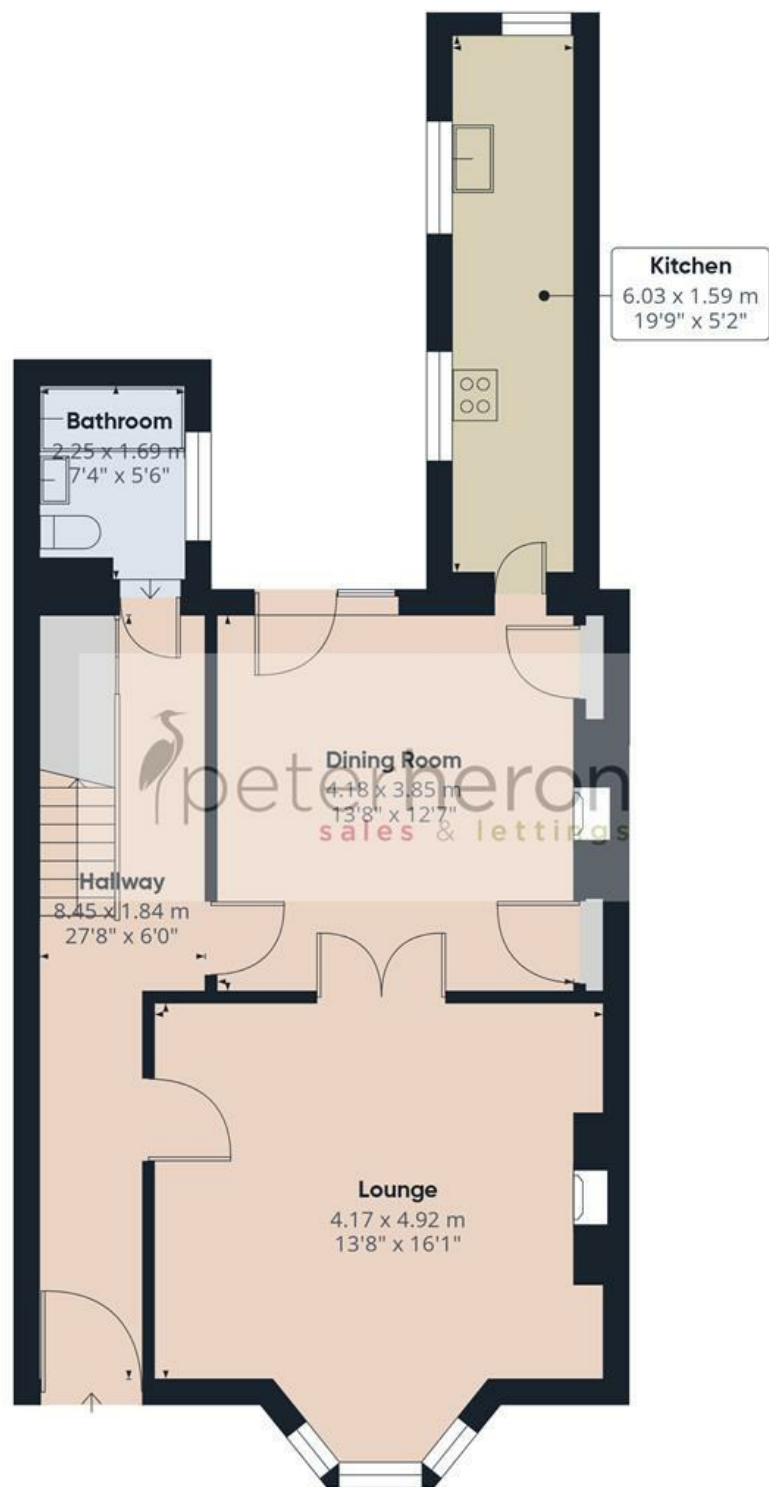
## Ombudsman

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



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First Floor

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

111.2 m<sup>2</sup>

1194 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 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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