









A superb two bedroom end of terrace house, providing well presented accommodation and the benefit of a garage. Internally the attractive interior on the ground floor comprises of an entrance lobby, lounge and a modern breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear, along with a single garage to the side of the house. Benefits of the house include gas central heating to radiators and double glazing. The property occupies a pleasant cul-de-sac position and is conveniently located for local amenities, shopping facilities and schools, as well as providing excellent transport connections. Early viewing is highly recommended to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into the entrance lobby.

## Entrance Lobby

Storage cupboard. Doors to lounge and kitchen.

## Lounge 16'6" x 11'2"



Double glazed window to the front, vertical and horizontal radiators, stairs to the first floor.

## Breakfasting Kitchen 8'8" x 11'2"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor hood. Space provided for a washing machine and fridge freezer. Two seater breakfast bar and radiator. Double glazed window and UPVC door to rear.

## First Floor Landing

Landing with access point to loft and double glazed window to side.

## Bedroom 1 10'2" x 11'1"



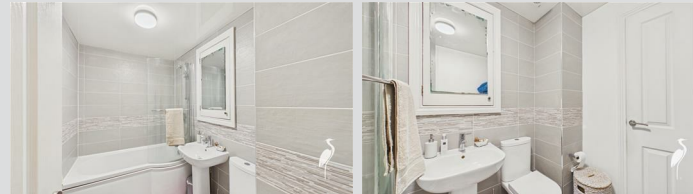
Double glazed window to the front, and a radiator.

## Bedroom 2 8'9" x 11'2"



Double glazed window to the rear, radiator and a storage cupboard.

## Bathroom



Low level WC, wash hand basin, bath with overhead shower and a chrome heated towel rail.

## Outside



Rear garden laid mainly to lawn with a decked seating area and there is a garage. Shared driveway to the front.

## Garage 10'5" x 8'4"

## 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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Lease details, service charges and ground rent (where

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# MAIN ROOMS AND DIMENSIONS

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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

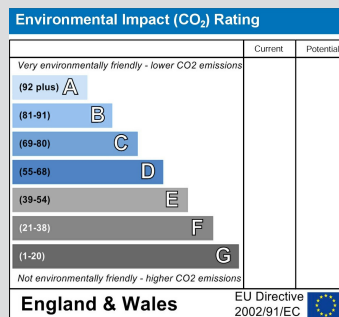
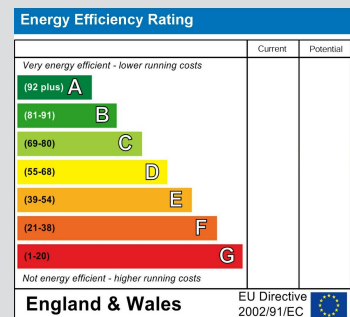
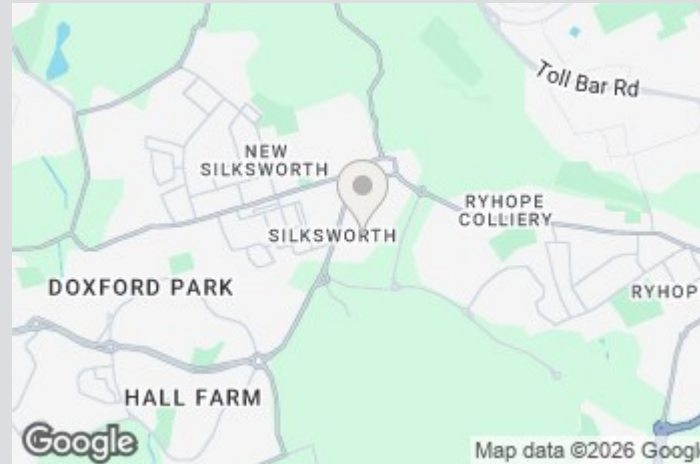
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

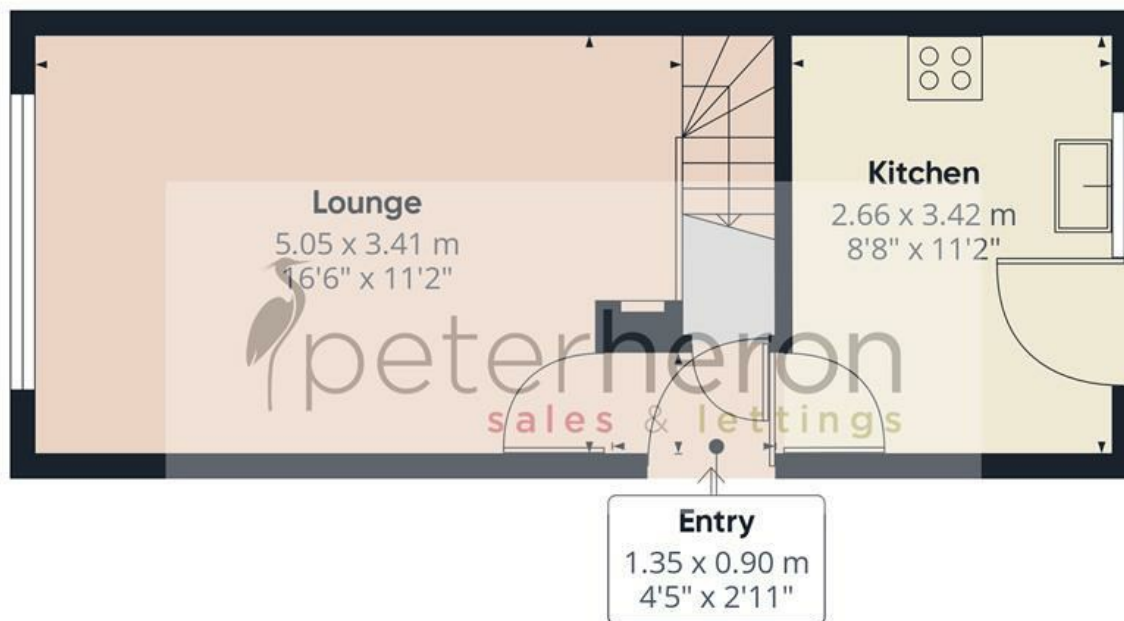
## Ombudsman

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

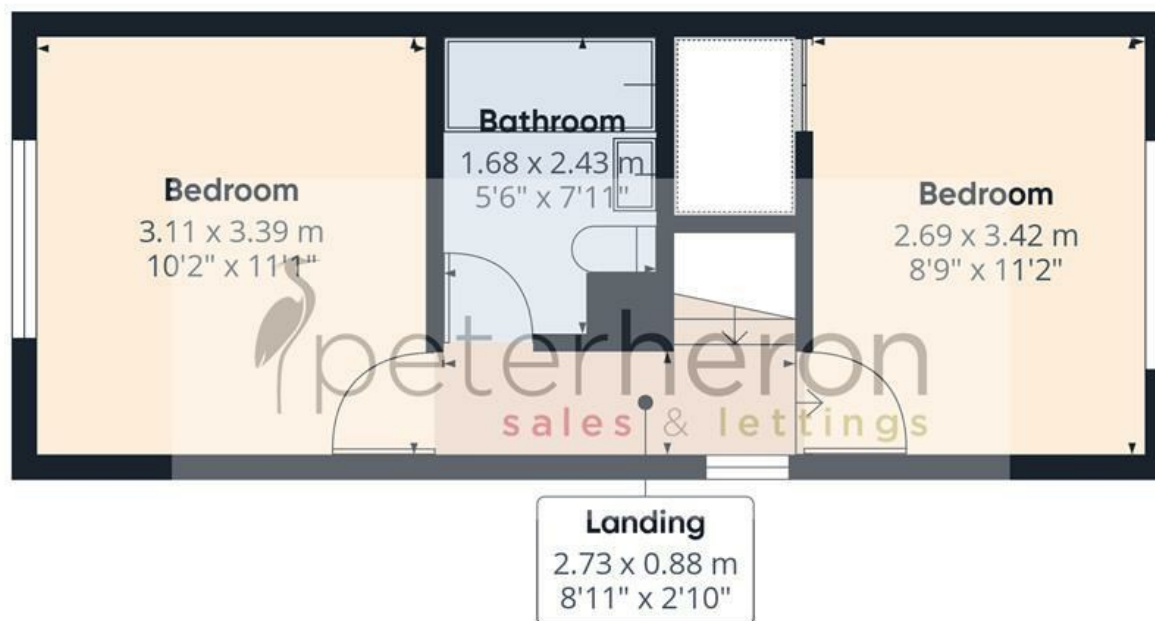


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Ground Floor



First Floor Building 1

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

55.6 m<sup>2</sup>

599 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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