









A two bedroom cottage, providing spacious accommodation, all on one level. Internally the accommodation briefly comprises of a hall, lounge, kitchen, two bedrooms and a bathroom/wc. Externally there is a courtyard to the rear with a roller shutter access door. Ideally situated close to many local amenities, excellent transport links to the City centre and local road networks. Available with immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

## Entrance Vestibule

Storage cupboard.

## Hallway

Radiator and access point to loft. Doors to bedroom 1 and lounge.

## Lounge 15'10" x 10'4"



Double glazed window to the rear and radiator. Doors to bedroom 2 and kitchen.

## Kitchen 14'8" x 6'11"



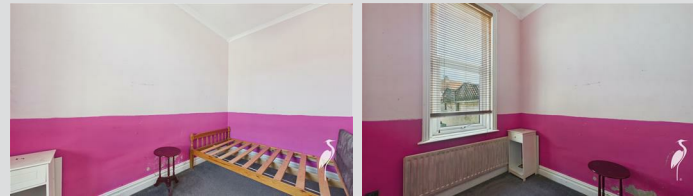
Fitted with wall and base units with work surface over incorporating 1 1/2 bowl sink and drainer unit. Space provided for oven and hob, washing machine, fridge and freezer, double glazed window to the side and radiator. Door to rear hall.

## Bedroom 1 11'4" x 13'2"



Double glazed bay window to the front, radiator and decorative ceiling.

## Bedroom 2 12'4" x 6'9"



Double glazed window to the front and radiator.

## Rear Hall

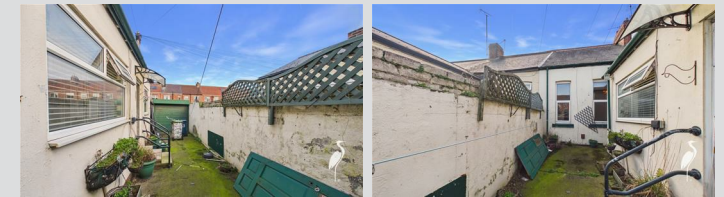
Storage cupboards concealing wall mounted Baxi boiler, double glazed door to courtyard and door to bathroom.

## Bathroom



Low level WC, pedestal washbasin and bath with overhead shower, UPVC lined ceiling and walls, double glazed frosted window and radiator.

## Outside



Low maintenance rear courtyard with roller shutter 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

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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

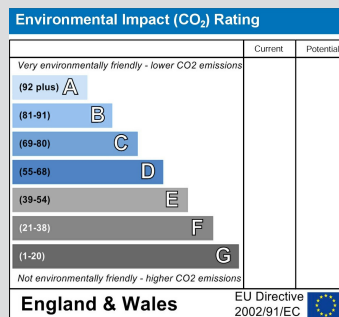
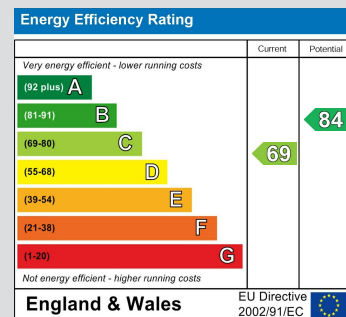
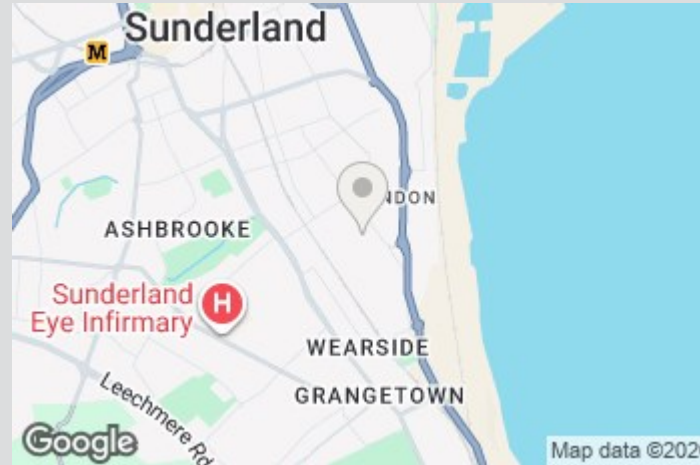
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

57.3 m<sup>2</sup>

618 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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