















A spacious and versatile two / three bedroom mid terrace dormer cottage, conveniently located within this popular area. Internally the accommodation on the ground floor includes a hall, two generous reception rooms (one could be utilised as a bedroom if required), a fitted kitchen and bathroom/WC whilst to the first floor there are two well-proportioned bedrooms. The property benefits from gas central heating to radiators, double glazing and a courtyard to the rear. This location is ideally placed for access to local amenities, shops and offers excellent transport connections to surrounding areas and major road links. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Radiator.

### Lounge 13'8" x 14'0"



Double glazed window to front elevation and radiator.

### Living Room 14'0" x 13'1"



Double glazed window to rear, radiator and stairs to first floor. Door to kitchen.

### Kitchen 14'6" x 5'11"

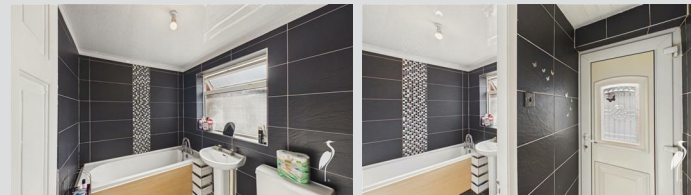


Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for a low level fridge/freezer and washing machine. Double glazed window to rear elevation, radiator and door to rear hall.

### Rear Hall

UPVC door to rear and door to bathroom.

### Bathroom



Low level WC, washbasin and bath, chrome heated towel rail and double glazed window to rear.

### First Floor Landing

### Bedroom 1 13'10" x 13'8"



Double glazed window to front elevation and radiator.

### Bedroom 2 14'2" x 12'7"



Double glazed window to rear elevation and radiator.

### Outside



Low maintenance courtyard to rear with wooden gate to access back lane.

### 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

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# MAIN ROOMS AND DIMENSIONS

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

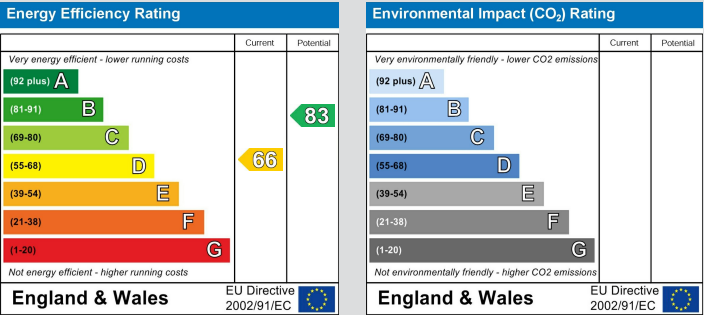
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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

91.1 m<sup>2</sup>

980 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

14 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.

**GIRAFFE360**

