









This two bedroom semi-detached house occupies an attractive corner plot and features an attached garage. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge, a kitchen / diner and a downstairs wc, whilst to the first floor there are two two well-proportioned bedrooms and a bathroom/wc. Externally there is driveway providing off street parking, along with a generous low maintenance garden whilst to the rear there is an attractive garden. This popular and convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, we highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Single glazed window to front and inner door to hall.

## Hall



Stairs to first floor with storage under. Door to kitchen.

## Lounge 11'7" x 11'4"



Double glazed window to front, radiator and feature fireplace.

## Kitchen/Diner 14'10" x 9'1"



Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space provided for an oven, fridge freezer and washing machine. Double glazed window rear, radiator and storage cupboard. Door to rear lobby.

## Rear Lobby

Doors to garage and WC.

## Ground Floor WC



Low level WC and window.

## First Floor Landing



Access point to loft and double glazed window to side.

## Bedroom 1 18'2" x 11'4"



2x double glazed windows to front, radiator and storage cupboard.

## Bedroom 2 11'8" x 10'8"



Double glazed window to rear and storage cupboard.

## Bathroom



Low level WC, washbasin set into vanity unit and bath, radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front there is a driveway and a generous low maintenance garden whilst to the rear there is an attractive garden.

### Garage 8'7" x 19'5"

Access via an up and over door. Wooden door to rear.

### 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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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

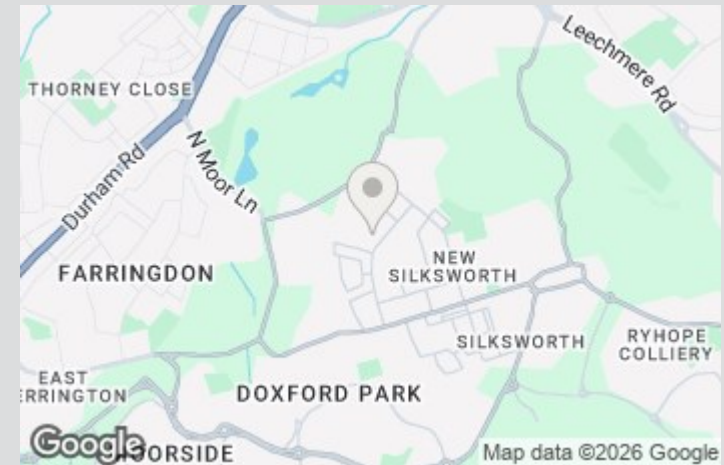
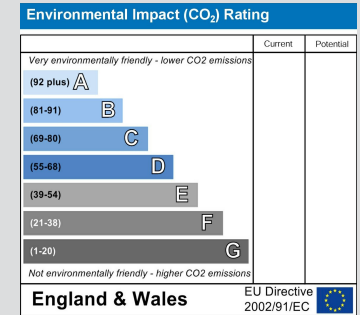
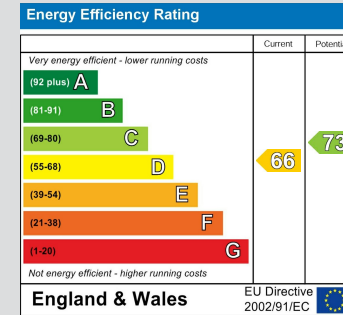
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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>

83.5 m<sup>2</sup>  
900 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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