









An attractive three bedroom mid terrace home with a garage, available for sale with no upper chain involved. Internally the accommodation includes an entrance porch, hall lounge through dining room and a fitted kitchen whilst to the first floor there are three bedrooms and a shower room/wc. Externally there is a garden to the front and paved courtyard to the rear, along with a single garage. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. We highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

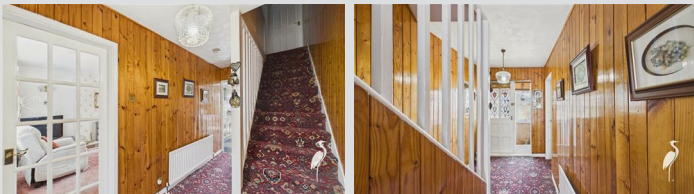
## Ground Floor

Access via Composite entrance door into

## Entrance Porch

Inner wooden glass panelled door to

## Hall



Stairs to the first floor with storage under, radiator and doors to the lounge.

## Lounge/Dining Room 22'11" x 11'8"



Double glazed bay window to the front, radiator and electric fire. Open plan into the dining room.

## Dining Room



Double glazed window to the rear and a radiator.

## Kitchen 9'8" x 8'7"



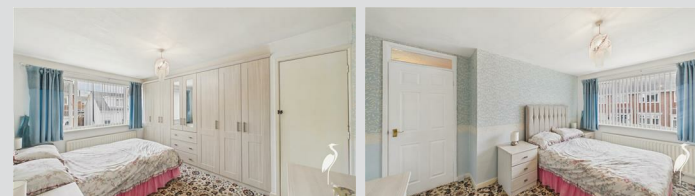
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, fridge freezer and washing machine. Radiator and serving hatch to the dining room. Double glazed window and a Composite door to the rear.

## First Floor Landing



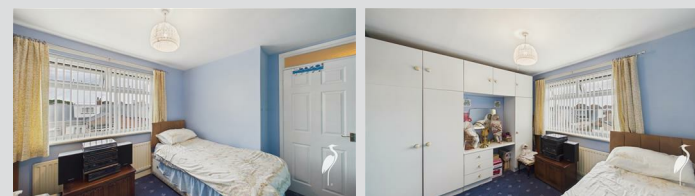
Doors to

## Bedroom 1 13'8" x 8'4"



Double glazed window to the front, radiator, storage cupboard and built in wardrobes.

## Bedroom 2 13'8" x 8'4"



Double glazed window to the rear and a radiator.

## Bedroom 3 9'2" x 7'5"



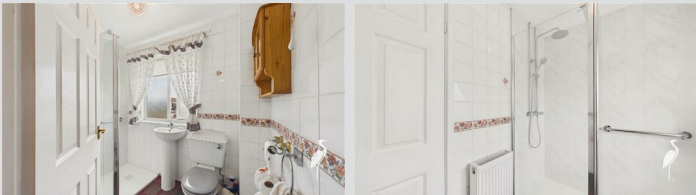
Double glazed window to the front, radiator and a storage cupboard. Access point to loft.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, wash hand basin, walk in dual head waterfall shower, double glazed window to the rear.

## Outside



Low maintenance paved rear yard with a wooden gate to access rear lane. Attractive front garden with a pedestrianised walkway.

## Garage 18'4" x 9'11"

2x double glazed windows and a UPVC door to the garden. Accessed via a roller shutter door.

## Tenure Freehold

We are advised by the Vendors they are in the process of buying the Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band B.

## Important Notice

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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.

## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

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

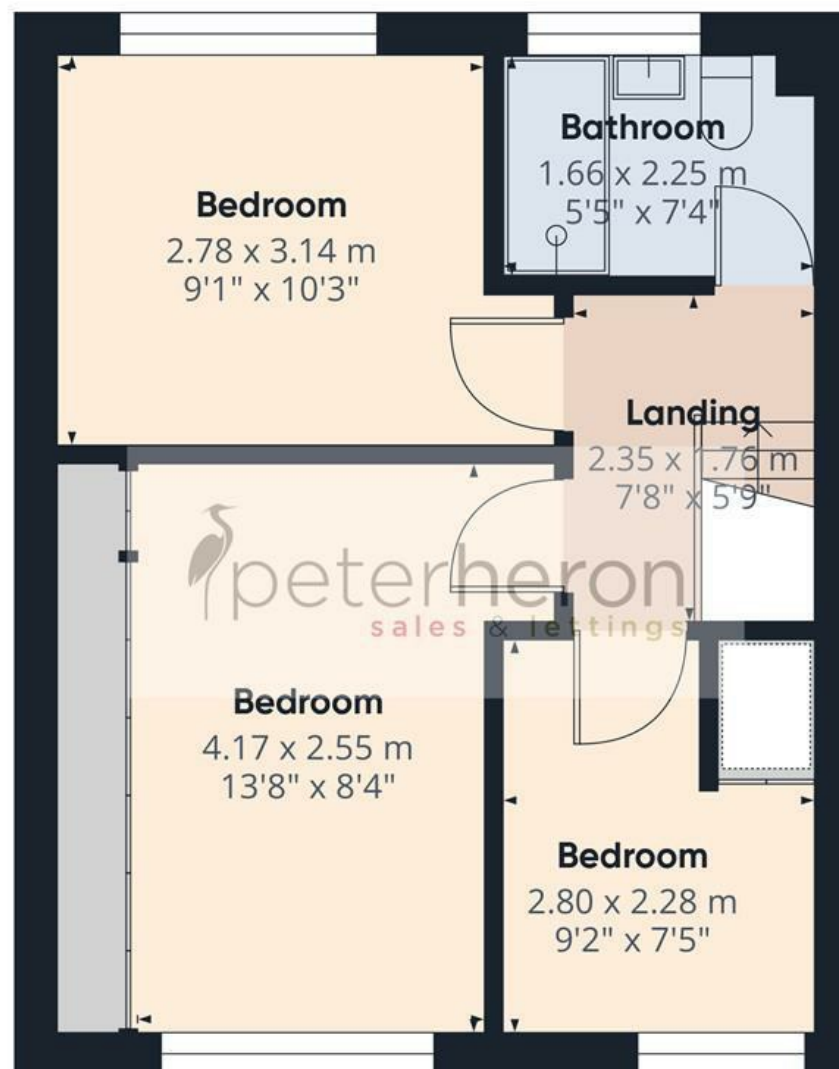
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



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

75.1 m<sup>2</sup>

808 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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