

Occupying a delightful cul-de-sac position off Crosslea Avenue within this highly sought after location is this attractive two bedroom semi detached bungalow. Internally the accommodation is arranged all on one level and includes an entrance hall, living room, recently fitted kitchen with separate utility, two good size bedrooms and a modern shower room. Externally there is a low maintenance garden to the front whilst to the rear an enclosed lawned garden with patio seating area. This ever popular area is ideally placed for local amenities as well as offering excellent links to surrounding areas and major road connections. Available with immediate vacant possession and no upper chain involved, viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

### Entrance Hall

Single radiator and wood effect laminate flooring.

### WC



Low level WC, single radiator, tiled walls and double glazed window.

### Living Room 15'0" plus bay x 12'8"



Double glazed bay window to front and single radiator.

### Kitchen 13'2" x 12'8"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, induction hob with extractor fan, integrated double oven, single radiator, wood effect laminate flooring and storage cupboard.

### Utility 12'7" x 7'6"



Base units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, single radiator, wood effect laminate flooring, double glazed window and door to garden.

### Bedroom 1 12'3" x 11'2"



Double glazed bay window and single radiator.

### Bedroom 2 14'6" x 8'2"



Double glazed window to side and rear, single radiator and access to loft.

### Shower Room



Washbasin vanity unit and shower enclosure with Rainforest shower head, heated towel rail, tiled walls and floor, under floor heating and double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance garden to front with side gate leading through to the rear garden with lawns, established borders and patio seating area.

### Council Tax Band

The Council Tax Band is Band C.

### Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1938 and the Ground Rent is £6.00pa.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

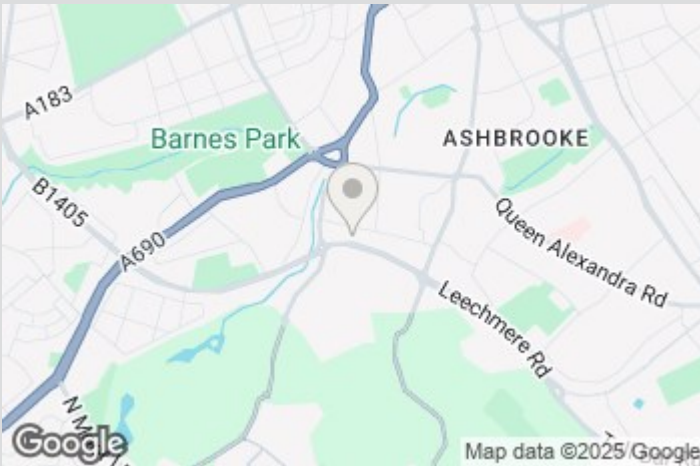
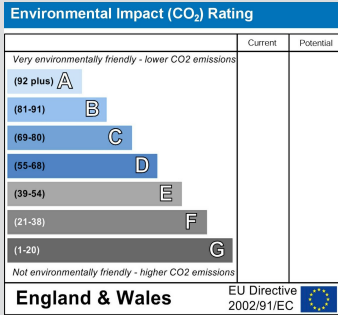
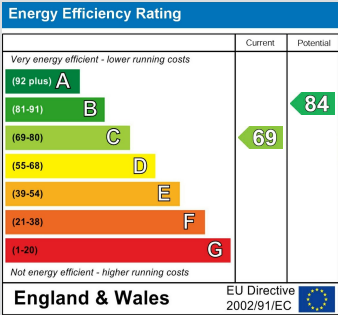
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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.

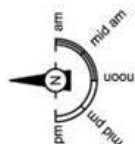


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Approximate Floor Area  
(82.51 sq.m)



**8 Brentwood Gardens**