









This deceptively spacious lower garden flat on this tree lined road, features its own private entrance, two double bedrooms, use of a beautiful communal garden and an enclosed courtyard to the rear providing residents off street parking. The flat benefits from a share of the Freehold with the three other flats in the building and a 999 year lease from 1973. Internally the private accommodation includes an entrance vestibule, hall, an impressive 22ft living room with bay window and period fireplace, kitchen, connecting through to a utility area, a separate WC, two generous bedrooms and a modern shower room/wc. This private tree lined, no through road, provides excellent access to local parks, the City Centre with its shops, cafes, bars and restaurants and offers road and public transport links to wider parts of the region. We highly advise viewing to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Entrance

Entrance door to front into vestibule.

Entrance Vestibule

Inner glazed door leading through to hall.

Hall



With solid wood flooring and single radiator leading through to:-

Living Room 22'11" x 16'7"



Living room has solid wood flooring, attractive bay window to the front with window seat, feature covered radiators, built in storage cupboards, feature fireplace with gas coal effect fire and double radiator.

Bedroom 1 15'0" x 11'7"



Comprising of window to rear, laminate flooring, single radiator, fitted wardrobes and door leading to the rear courtyard.

Bedroom 2 11'5" x 9'0"



Window to rear, built in wardrobes and single radiator.

Shower Room 10'6" x 3'10"



Comprising of a low level WC with concealed cistern, inset wash basin with under cupboard storage, neutral tiling, walk in shower cubicle with waterfall effect shower and heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Kitchen 8'01" x 7'03"!



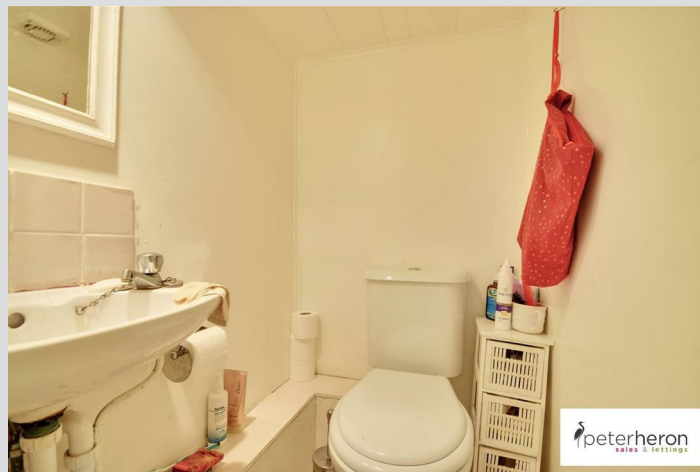
Comprising of fitted kitchen floor and wall units with coordinating worktops, built in gas hob/oven. Extractor fan, sink unit and mixer tap leading through to utility room.

Utility Area



With plumbing for automatic washing machine, larder/cupboard storage, access to a WC.

WC



Comprising of a low level WC and wash hand basin.

Outside



There is delightful communal lawned gardens to the front with mature shrubs and trees. Rear communal courtyard also providing off street parking.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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MAIN ROOMS AND DIMENSIONS

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Important Notice Part 2

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Fawcett Street Viewings

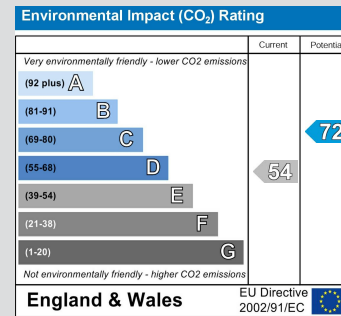
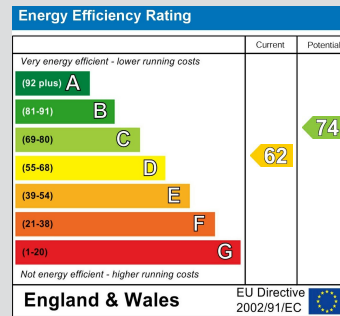
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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