









A superb two bedroom end of terrace house, providing well presented accommodation and the benefit of a garage. Internally the attractive interior on the ground floor comprises of an entrance lobby, lounge and a modern breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear, along with a single garage to the side of the house. Benefits of the house include gas central heating to radiators and double glazing. The property occupies a pleasant cul-de-sac position and is conveniently located for local amenities, shopping facilities and schools, as well as providing excellent transport connections. Early viewing is highly recommended to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into the entrance lobby.

Entrance Lobby

Storage cupboard. Doors to lounge and kitchen.

Lounge 16'6" x 11'2"



Double glazed window to the front, vertical and horizontal radiators, stairs to the first floor.

Breakfasting Kitchen 8'8" x 11'2"



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 electric hobs and extractor hood. Space provided for a washing machine and fridge freezer. Two seater breakfast bar and radiator. Double glazed window and UPVC door to rear.

First Floor Landing

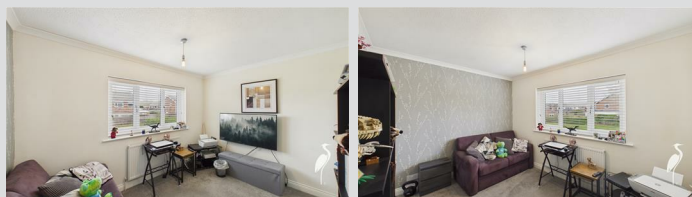
Landing with access point to loft and double glazed window to side.

Bedroom 1 10'2" x 11'1"



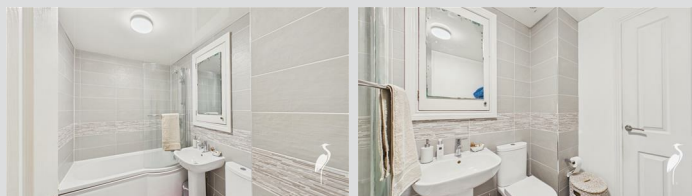
Double glazed window to the front, and a radiator.

Bedroom 2 8'9" x 11'2"



Double glazed window to the rear, radiator and a storage cupboard.

Bathroom



Low level WC, wash hand basin, bath with overhead shower and a chrome heated towel rail.

Outside



Rear garden laid mainly to lawn with a decked seating area and there is a garage. Shared driveway to the front.

Garage 10'5" x 8'4"

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 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

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MAIN ROOMS AND DIMENSIONS

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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.

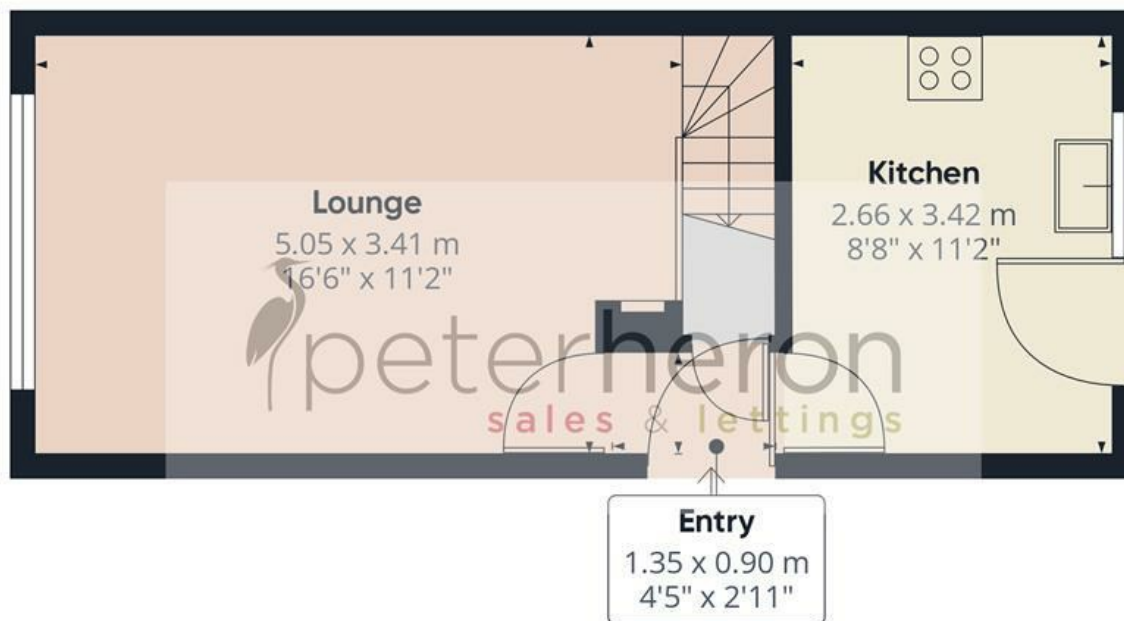


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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Ground Floor



First Floor Building 1

Approximate total area⁽¹⁾

55.6 m²

599 ft²

(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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