









An exciting opportunity for first time buyers; this popular style four person two bedroom semi detached is available with no upward chain and should prove to be very popular!

Internal accommodation comprises living room, kitchen/dining area, two double bedrooms and a bathroom whilst it also benefits from gas central heating and some double glazing. Set close to an excellent range of local amenities, the property is central to the A19, City Centre and Coast and should be viewed as a matter of urgency!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Lounge 18'6" x 9'2"



Two double glazed windows to the front, radiator, feature fireplace, stairs to the first floor with storage under. Door to the dining area.

Dining Area 8'9" x 7'10"



Double glazed French UPVC doors to the rear. Open plan to kitchen.

Kitchen 10'8" x 9'9"



Range of wall and base units with counter tops over incorporating a single bowl stainless steel sink and drainer

unit, space provided for an oven, washing machine and low level fridge. Radiator and double glazed window to the rear. Door to outhouse.

Fire Floor Landing

Double glazed window and access hatch to loft.

Bedroom 1 15'2" x 10'5"



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

Bedroom 2 10'6" x 9'1"



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

Bathroom



Low level WC, washbasin and bath with shower over, two double glazed windows.

Outside



Generous gardens to the front with a driveway providing off street parking. Low maintenance garden to the 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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Important Notice - Particulars

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The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer

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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.

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.



