













A stunning three bedroom, two bathroom mid terrace cottage, providing a fabulous standard of accommodation over two floors within this sought after location. The property has undergone a total and comprehensive refurbishment, to a most impressive standard, offering many notable features including bi-fold doors. Internally the stylish accommodation includes a hall with staircase to the first floor and an attractive lounge with bi-fold doors to the rear courtyard that opens through to a contemporary kitchen, fitted with an excellent range of units and a selection of integrated appliances. Completing the ground floor accommodation is a double bedroom and an outstanding modern bathroom/wc, incorporating a shower cubicle. On the first floor there are two further bedrooms and a superb modern bathroom/wc, incorporating a shower cubicle. Externally there is a block-paved courtyard to the rear. The property is ideally placed for the shops and cafes on Sea Road, local schools and offers excellent transport connections including access to major road networks and the Metro system. This is a sensational example of this property type, we highly advise viewing to appreciate the quality of accommodation on offer and to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via a composite entrance door.

## Hall

Staircase to first floor, built in cloaks cupboard, radiator and doors to the lounge and bedroom 1.

## Lounge 12'6" x 16'9" into alcoves



Double glazed bi-folding doors to the rear courtyard, radiator, built in cupboard and room opens into the kitchen. Please note that we have been advised by the current vendor that they are in the process of installing a wood burning stove for the new owner.

## Kitchen 13'6" x 7'9"



A fabulous kitchen fitted with a range of wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. Integrated appliances include an oven and hob with extractor hood over, fridge, freezer, washing machine and dishwasher. There's a double glazed window, radiator, central heating boiler concealed behind a matching fronted kitchen unit and a door to the bathroom.

## Bathroom



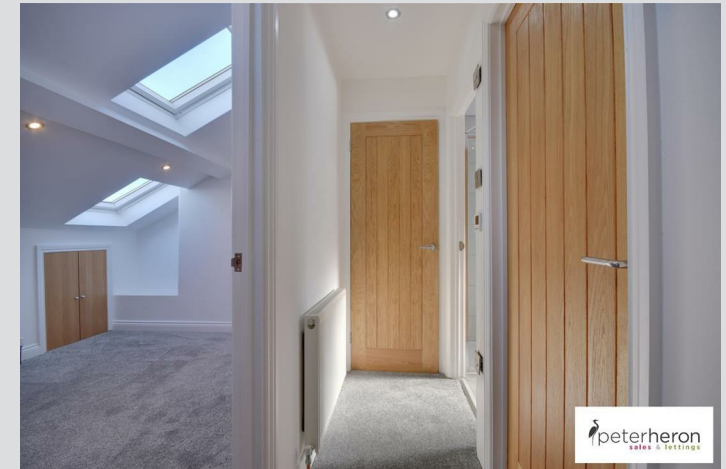
A spacious bathroom fitted with a superb contemporary suite comprising of a low level WC, wash basin set into vanity unit, bath and step in shower cubicle with mains fed shower. There are attractive tiled walls and floor, radiator and 2 double glazed windows.

## Bedroom 1 12'9" x 10'6" into alcove



Double glazed window to the front and a radiator.

## First Floor Landing



With a built in cupboard and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'3" x 7'2" approximate measurements as sloping ce



With 3 Velux windows, 2 radiator's and built in storage to the eaves.

## Bedroom 3 9'5" x 7'4"



Double glazed window and a radiator.

## Bathroom



An impressive bathroom with low level WC, pedestal wash basin, bath and step in shower cubicle. There's a ladder style radiator, tiled walls and flooring and double glazed window.

## Outside



There is an attractive block paved courtyard to the rear.

## 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:-

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.

## Important Notice Part 2

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.

## 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.

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# MAIN ROOMS AND DIMENSIONS

## Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 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.

