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sales & lettings





This larger than average two bedroom bay windowed Edwardian mid terraced cottage offers a wonderful living space ideal for first time buyers and those looking to downsize.

Decorated to a very good standard throughout and boasting a well proportioned dining kitchen, the property features accommodation comprising an entrance lobby, reception hall, living room, two bedrooms and a bathroom, whilst a courtyard to the rear provides secure off street parking accessed via remote control electric roller shutter door. Benefiting from gas central heating and UPVC double glazing.

The property enjoys a convenient position set close to a superb range of urban amenities including the Stadium Of Light Metro Station, Fulwell Road and Sea Road shopping centre, whilst the Sea Front and Roker Park are also within easy walking distance. Internal inspection unrevivably recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Entrance Lobby

Part glazed door to reception hall.

## Reception Hall

With contemporary style laminate flooring, radiator, coved cornicing to ceiling.

## Bedroom 1 (front) 14'4" x 15'10" into bay



UPVC double glazed bay window to front elevation with original architraving, double radiator.

## Bedroom 2 (rear) 6'4" x 10'1"



UPVC double glazed windows to rear elevation, single radiator and contemporary style laminate flooring.

## Living Room 13'10" x 12'7"



UPVC double glazed window to rear elevation, double radiator, contemporary style laminate flooring, electric wood burning effect stove set with an Inglenook, wall preparation for flat screen TV, wall lights, part glazed door to kitchen.

## Dining Kitchen 9'4" x 22'5"



A selection of base and eye level unit with marble coloured working surfaces, incorporating a single drainer sink unit with pedestal mixer tap, integrated appliances include a five burner range oven with overhead extractor hood, and housing is provided for an American style fridge freezer together with housing and plumbing for an automatic washing machine, a cupboard discreetly conceals a Baxi Duo Tech combination boiler serving hot water and radiators, tiled floor, wall mounted contemporary style column radiator, attractive tiled splashbacks, UPVC double glazed window and French doors leading out into the rear courtyard, breakfast bar, peninsula, second double radiator and wall preparation for flat screen TV.

## Bathroom



Low level WC, washbasin set into vanity unit with pedestal mixer tap, free standing contemporary style double ended bath with wall mounted pedestal mixer tap with shower - attractive white suite with tiled floor, split faced tiled feature wall, halogen downlights, UPVC double glazed window to side elevation, double radiator.

## Outside



Forecourt to front, enclosed courtyard to the rear, secure off street parking accessed via remote control electric roller shutter door.

## 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 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

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# MAIN ROOMS AND DIMENSIONS

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.

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## Important Notice Part 2

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## Sea Road Viewings

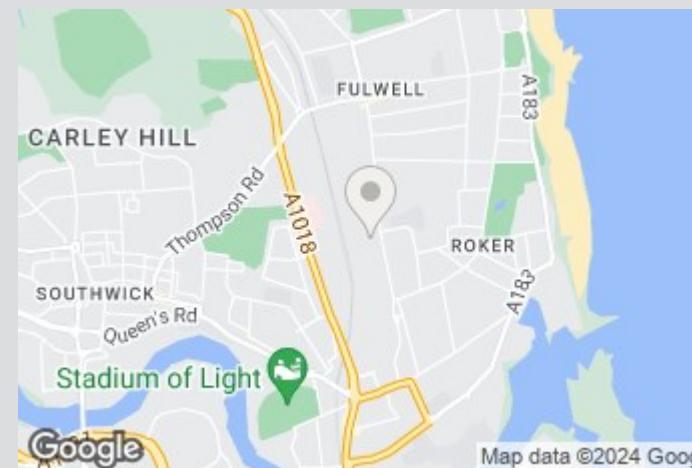
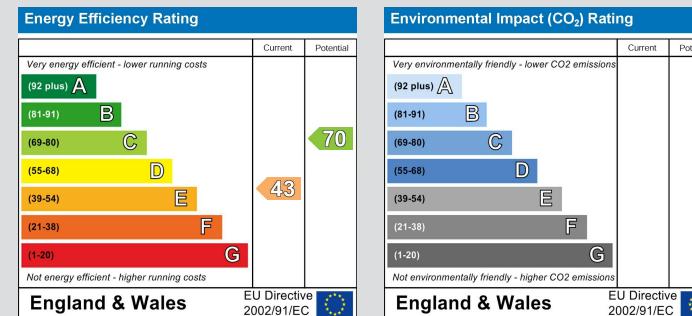
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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