













We are delighted to offer to the market this two bedroomed cottage situated in the popular area of Roker, close to local amenities including local schools and with easy access to the City Centre and the Coast. Accommodation briefly comprises of entrance hall, lounge, two bedrooms, fitted kitchen, bathroom and a boarded out loft. Externally there is an enclosed yard to the rear. Other benefits include gas central heating and double glazing. Early viewing recommended, as this property will prove a popular choice and will appeal to a range of buyers from first time buyers, young families or those wishing to downsize. No upward chain.

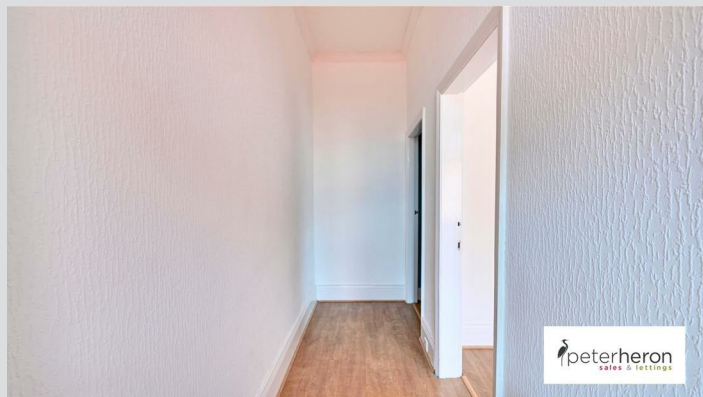


# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via entrance door.

### Entrance Hall



Radiator.

### Lounge 13'7" x 10'2" into alcoves



Double glazed window to the rear and a double radiator.  
Access to loft via loft hatch, floored and boarded with two skylight windows and radiators.

### Kitchen 11'9" x 6'0"



Wall and base units and counter tops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for a washing machine and fridge freezer, radiator, double glazed window to the rear and a door to the rear hall.

### Rear Hall

Door to the bathroom and rear garden.

### Bathroom



Low level WC, hand wash basin, bath with overhead shower, radiator and frosted window to the rear.

### Bedroom 1 13'2" x 13'0"



Double glazed window to the front and double radiator.

### Bedroom 2 10'2" x 6'11"



Double glazed window to the rear and radiator.

### Outside



Low maintenance decked area to the rear.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Council Tax Band

The Council Tax Band is Band A.

### Important Notice

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

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# MAIN ROOMS AND DIMENSIONS

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.

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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 £210.00 by Movewithus Ltd.

## 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

## 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.

