















A popular style two bedroom mid terraced Victorian cottage sitting within one of the highly sought after "Scotland Street's" of Fulwell, this desirable home is offered with no upward chain and carries a very competitive asking price.

Accommodation is arranged across the ground floor and comprises entrance hall, living room, kitchen, two bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, a forecourt to the front and large enclosed courtyard to the rear with secure off street parking.

Walking distance from all the amazing amenities the desirable suburb of Fulwell has to offer, the property is well placed for local shops, restaurants and cafes and is also within easy reach of the Coast and its award Blue Flag beaches and Sea Road shopping centre. Immediate internal inspection is unreservedly recommended as a quick sale is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Electric radiator and wood effect laminate flooring.

### Bedroom 1 13'1" plus bay x 14'11" into fitted robes



Double glazed bay window to front, coved cornicing and ceiling rose, laminate flooring, electric radiator and fitted wardrobes.

### Bedroom 2 10'9" x 6'8"



Double glazed window and laminate flooring.

### Living Room 14'3" x 12'11"



Double glazed window to rear and gas feature fireplace with surround.

### Kitchen 15'4" x 8'11"



Base and eye level units with working surfaces over incorporating sink and drainer unit, double glazed windows to rear, electric radiator. Wall mounted central heating boiler.

### Rear Lobby

Door to rear courtyard.

### Bathroom



Low level WC, washbasin and bath with shower attachment, tiled walls, double glazed window and electric radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Enclosed rear courtyard with electric shutter door.

### 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.

### 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.

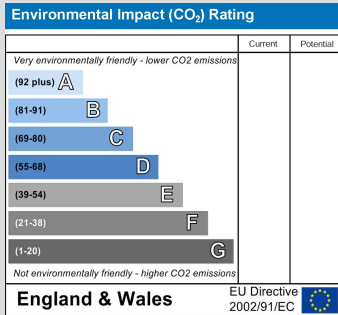
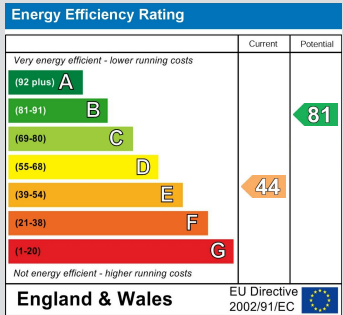
### Auction Comments 1

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to

exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyers solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

### Auction Comments 2

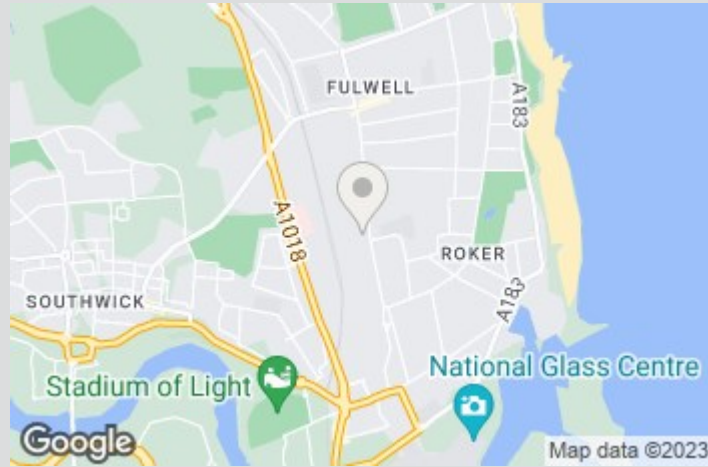
Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd or iam-sold Ltd. TO VIEW OR MAKE A BID Contact Peter Heron Residential Sales & Lettings or visit: [www.peterheron.co.uk](http://www.peterheron.co.uk)



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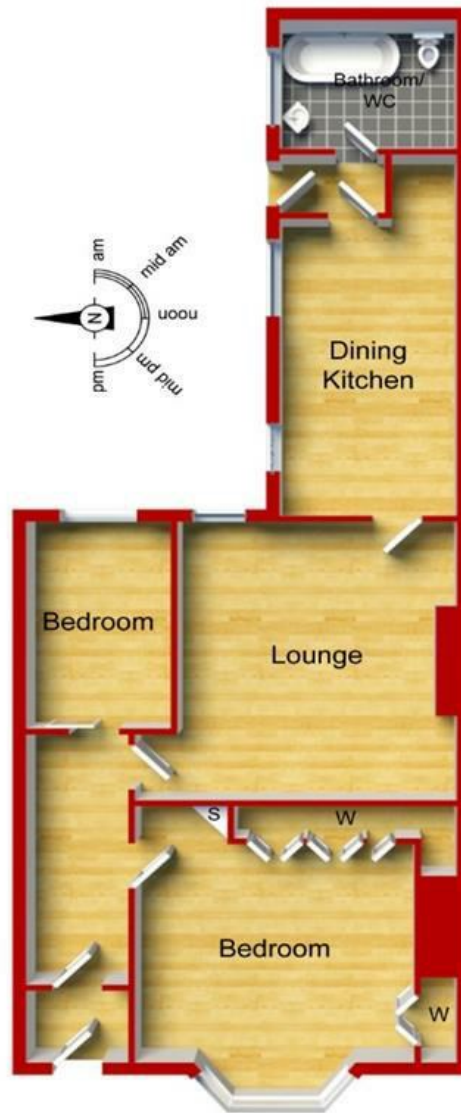
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Approximate Floor Area  
(60.90 sq.m)

27 Roxburgh Street