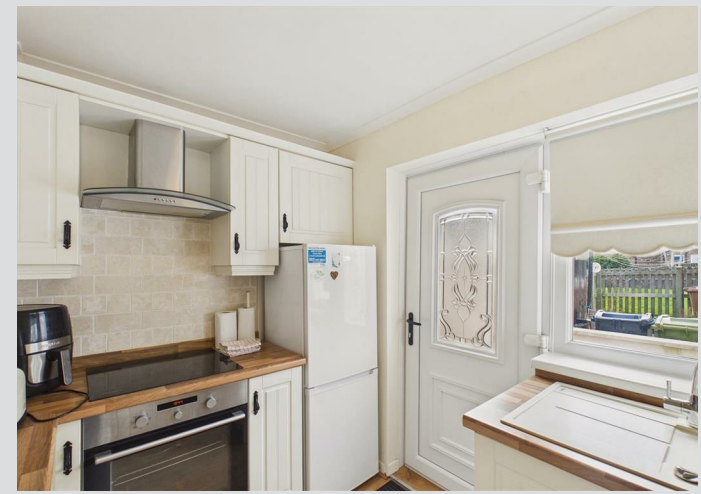










A wonderful two bedroom end terraced cottage sitting on a lovely Local Authority maintained green in a quiet position perfect for those who require all accommodation on the ground floor.

Available with immediate vacant possession, the property internally comprises reception hall, lounge, kitchen, two bedrooms and a bathroom whilst externally there are gardens to the front and side together with a south facing seating area to the rear. Internal inspection highly recommended!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC French patio doors.

Entrance Porch



Inner UPVC door to hall.

Entrance Hall



Storage cupboard, radiator and access point to loft.

Lounge 11'0" x 14'6"



Double glazed bay window to front, double glazed window side, double radiator and feature fireplace.

Kitchen 10'4" x 6'2"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer. Radiator, double glazed window and UPVC door to rear.

Bedroom 1 10'3" x 10'7"



Double glazed window to front, radiator and built in sliding door wardrobes.

Bedroom 2 6'4" x 11'5"



Double glazed window and radiator.

Bathroom 7'1" x 5'6"



Low level WC and washbasin vanity unit, bath with shower over, radiator and double glazed window to rear.

Outside



Gardens to the front and side together with a south facing seating area 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.

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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.

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

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

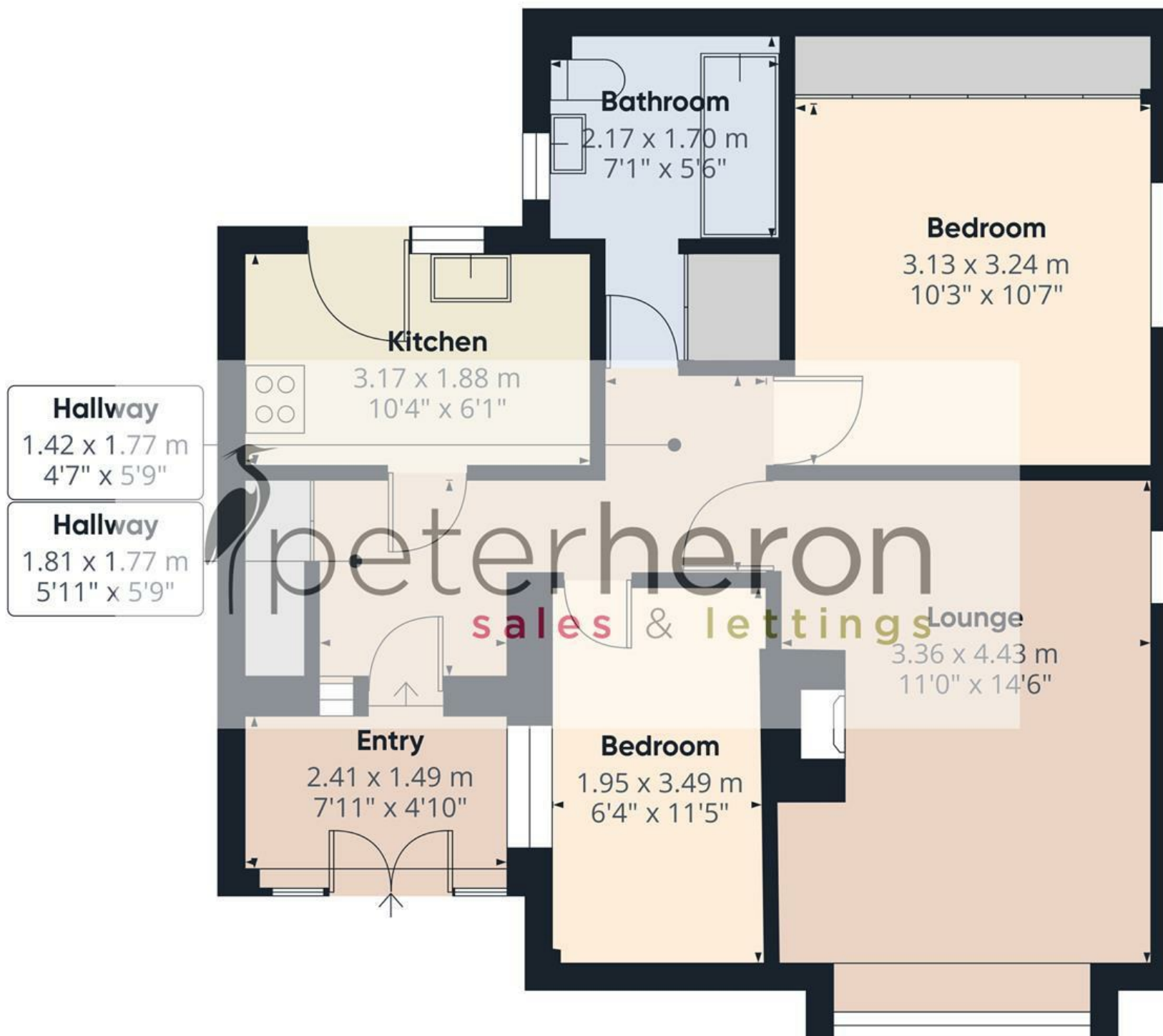
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Approximate total area⁽¹⁾

57.3 m²

619 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

