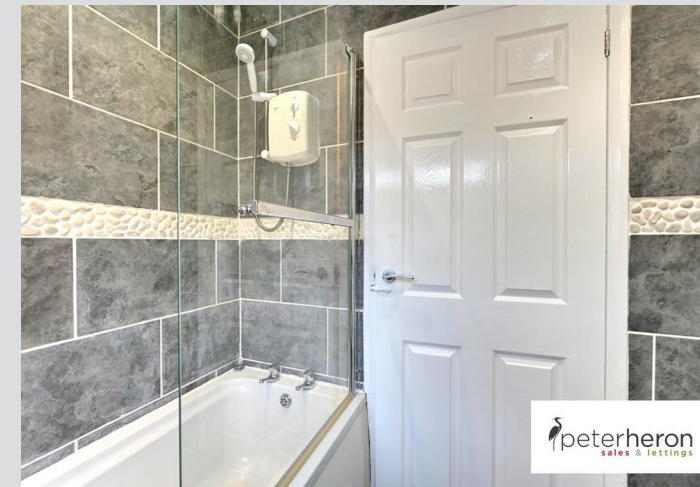










An impressive mid terrace cottage, providing attractive accommodation all on one level within this popular area of Millfield. Internally briefly comprising of a hall, lounge, a modern kitchen and bathroom/wc, along with two bedrooms. The area is well served with an excellent range of local amenities, shops and transport links including Millfield Metro Station. Available with immediate vacant possession and no upper chain involved, early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator.

Lounge 13'11" x 11'0" into alcove



Double glazed window to the rear and radiator.

Kitchen 11'2" x 6'9"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and hob, space for fridge freezer and washing machine, tiled floor and double glazed

window. Central heating boiler is concealed behind matching kitchen unit.

Lobby

Composite door to rear courtyard. Tiled floor and built in cupboard.

Bathroom



Modern suite with low level WC, pedestal washbasin and panel bath with electric shower over, chrome ladder style radiator, tiled walls and floor, double glazed window.

Bedroom 1 13'11" into alcove x 11'9"



Double glazed window to front and radiator.

Bedroom 2 10'5" x 5'10"



Double glazed window to rear and radiator.

Outside



Courtyard 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

Important Notice - Particulars

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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.

Fawcett Street Viewings

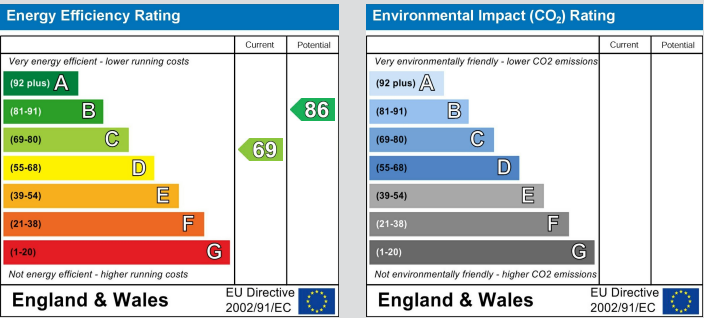
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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