









This upgraded and modernised four bedroom mid terrace house, provides an impressive and immaculate standard of accommodation. The property is accessed via an entrance vestibule, connecting through to a generous reception hall with grand staircase to the first floor. There are two well-proportioned reception rooms, a superb modern fitted kitchen and a useful shower room. On the first floor there are four bedrooms, a contemporary family bathroom/wc and a separate wc. Externally there is a courtyard to the rear with the benefit of twin roller shutter access doors, providing off street parking if required. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. Available with immediate vacant possession and no upper chain involved, early viewing is essential to appreciate the standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Entrance Vestibule

Inner wooden door to

### Reception Hall



Double radiator and stairs to first floor.

### Lounge 14'3" x 15'11"



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

### Dining Room 13'6" x 14'2"



Double glazed windows to rear and radiator.

### Inner Lobby



Storage cupboard and open into kitchen.

### Kitchen 10'0" x 14'2"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood with space provided for a fridge freezer, washing machine and tumble dryer. Double glazed window to rear and double radiator. Door to rear hall.

### Rear Lobby

Storage cupboard. Door to Shower room and UPVC door to rear.

### Shower Room



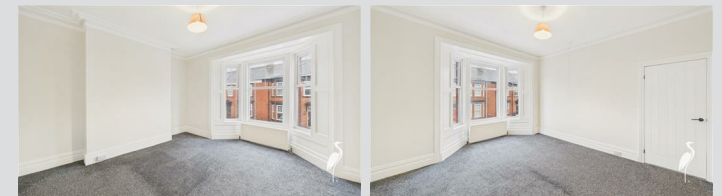
Modern suite comprising of Washbasin set into vanity unit and walk in shower enclosure, double radiator and double glazed window to rear.

### First Floor Landing



Double glazed window to side elevation, radiator and built in storage.

### Bedroom 1 12'6" x 13'2"



Double glazed bay window to front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'6" x 14'2"



Double glazed window to rear and radiator.

## Bedroom 3 8'10" x 9'11"



Double glazed window to rear, storage cupboard and radiator.

## Bedroom 4 7'1" x 11'8"



Double glazed window to front and radiator.

## Bathroom



Modern bathroom with low level WC, washbasin vanity unit and bath with waterfall shower head over, double radiator and double glazed window to side elevation.

## Separate WC



Low level WC, double glazed window to side.

## Outside



Enclosed courtyard with electric roller shutter providing off street parking space.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

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

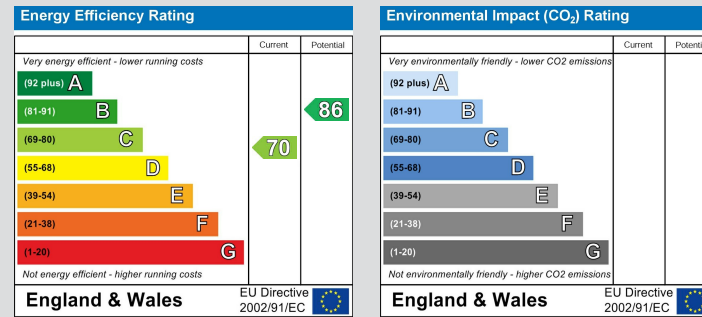
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

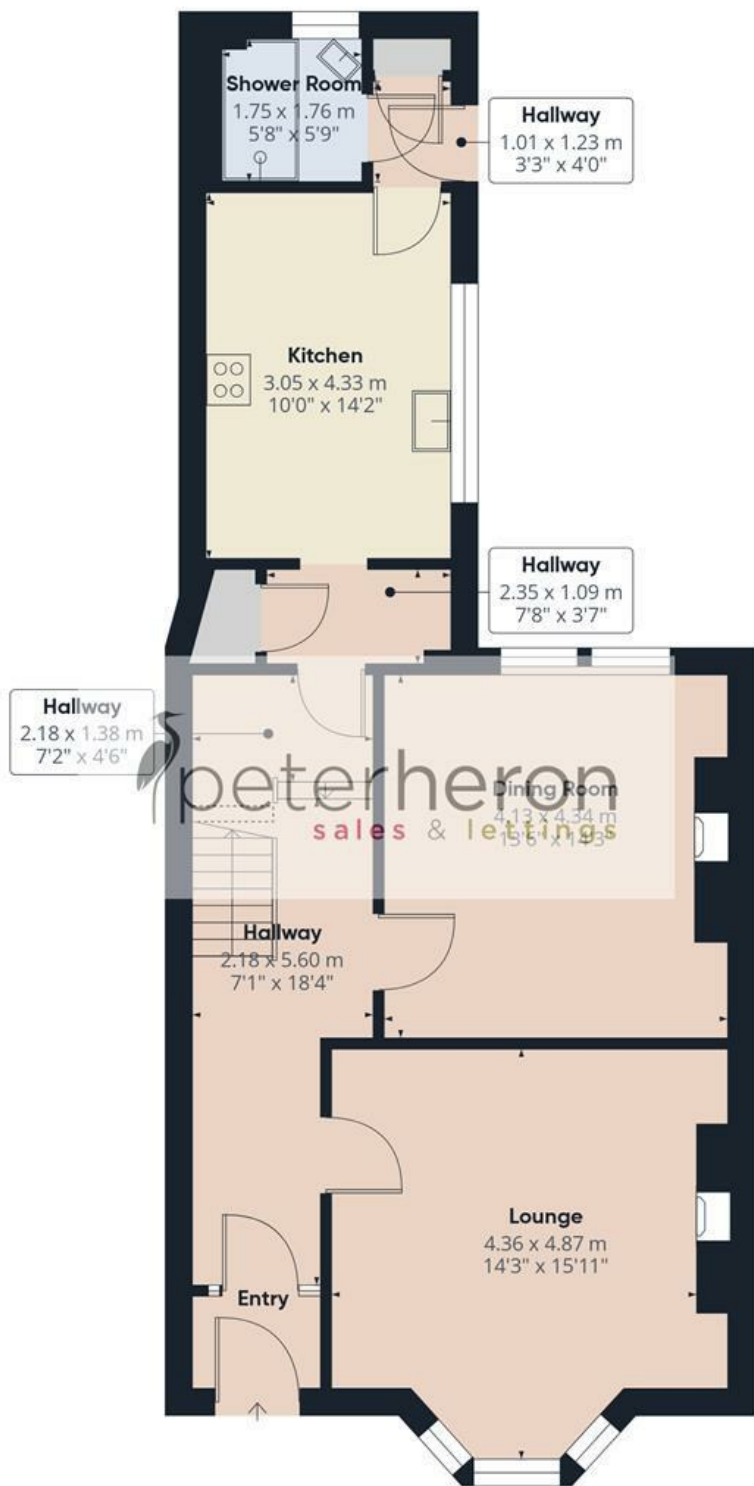
## Ombudsman

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

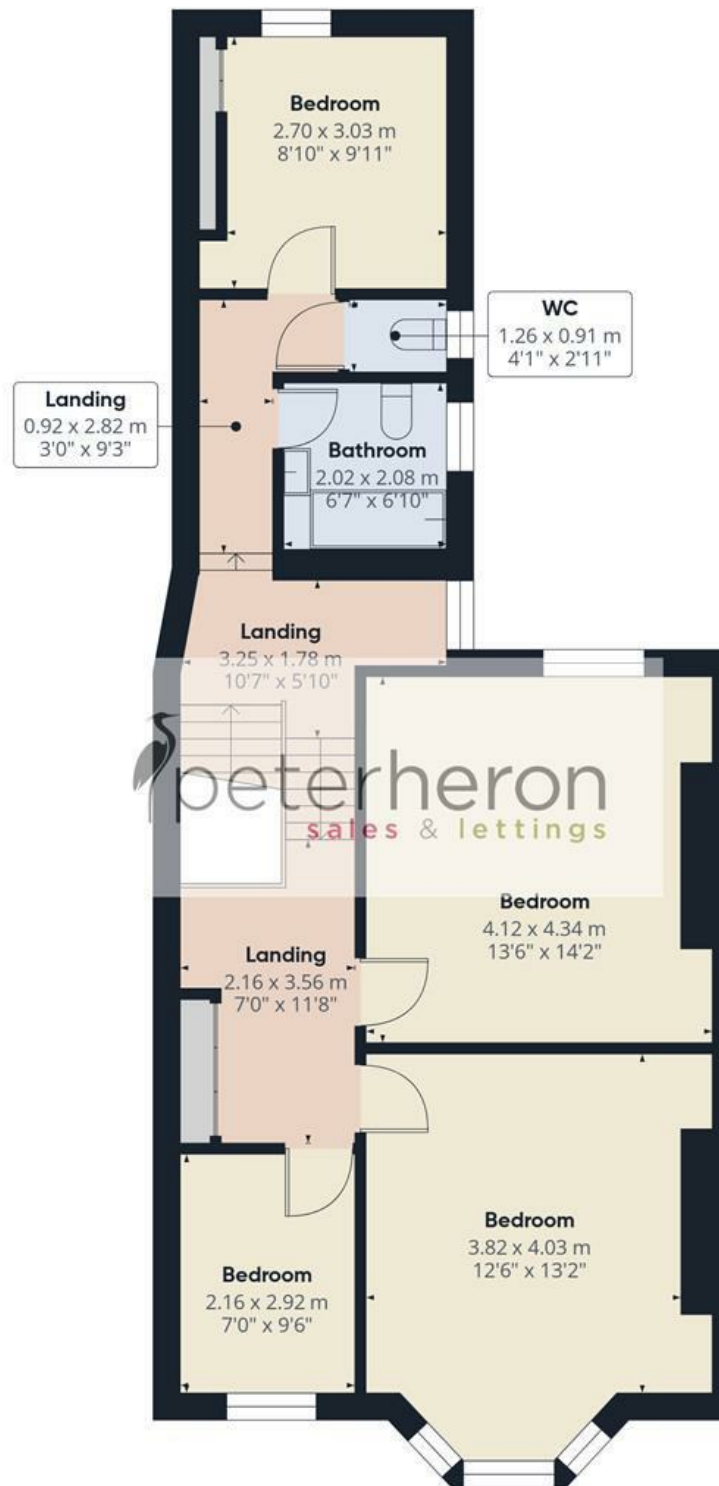


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Ground Floor



First Floor

**Approximate total area<sup>(1)</sup>**

147.7 m<sup>2</sup>

1589 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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