

A delightful mid terrace cottage, providing spacious and attractive accommodation, all on one level within this ever popular location. Internally the accommodation includes an entrance vestibule, hall, lounge, kitchen, bathroom/wc and a double bedroom. Externally there is a courtyard to the rear with roller shutter access door, providing off street parking. The property is ideally placed for the shops and cafes on Sea Road, local schools and offers excellent transport connections including access to major road networks and the Metro system. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door with an inner wooden door to the

Entrance Hall

With a radiator and doors leading to the bedrooms and lounge.

Lounge 15'10" x 11'5"



With a double glazed window to the rear, a radiator, there is a feature fireplace and a door to the kitchen.

Kitchen 12'0" x 7'4"



With a range of wall and base units with counter tops over incorporating a single bowl ceramic sink and drainer unit with mixer tap. Integrated appliances include a oven, gas hob, and a extractor fan. There is an integrated low level fridge and freezer, a double glazed window, UPVC door to the rear, a radiator and a door to the bathroom.

Bedroom 1 11'10" x 10'6"



There is a double glazed window to the front, and a radiator.

Bathroom



With a low level WC, bath with shower and a hand wash basin.

Outside



Low maintenance courtyard with a shed and roller shutter.

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.

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

Important Notice

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

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MAIN ROOMS AND DIMENSIONS

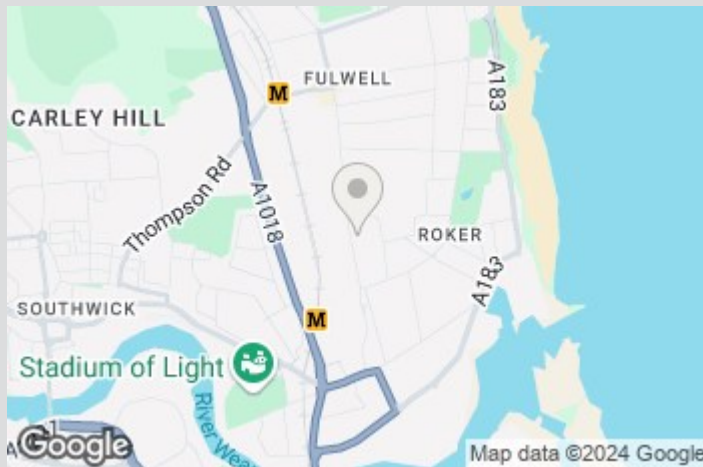
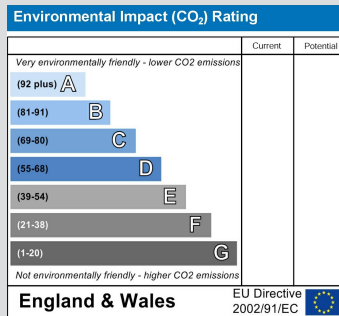
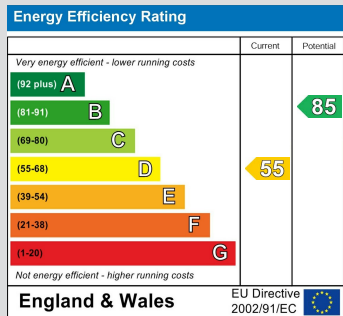
their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Opening Times

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

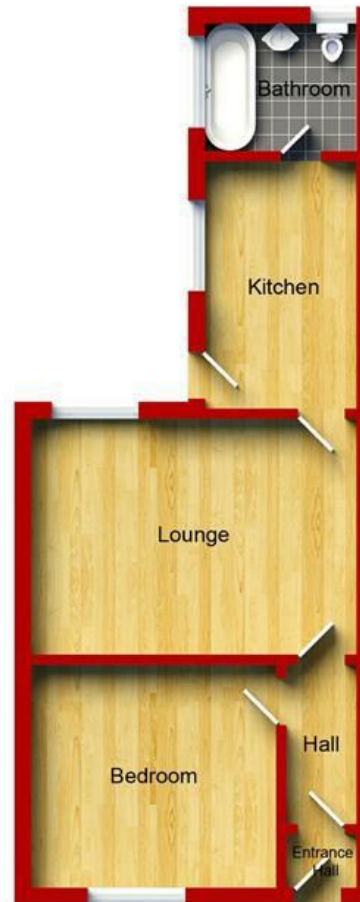
Ombudsman

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
Approximate Floor Area
(46.80 sq.m)



10 Osborne Street