









Sitting along this quaint street set within the ever fashionable "Little Scotland" of Fulwell, this recently refurbished and tastefully appointed two bedroom mid terrace double fronted cottage with gardens to the rear offers an exciting opportunity for those who require a "Turnkey" ground floor living space. Comprising entrance vestibule, reception hall, living room, breakfasting kitchen with island and separate utility, two bedrooms and a bathroom, the property benefits from gas central heating, UPVC double glazing, and externally features gardens to the front, and lovely gardens to the rear with a carport providing off street parking. Walking distance from all the superb amenities this desirable coastal suburb has to offer; this is home is sure to huge level of internal and should be viewed as a matter of urgency.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via double glazed Composite door to

Entrance Vestibule

Arch through to reception hall.

Hall

Single radiator, access point to loft.

Living Room 12'6" x 16'6" into bay

UPVC double glazed window to the front elevation, electric coal burning effect stove, radio wall to chimney breast, wood effect laminate flooring, double radiator.

Kitchen 13'10" x 12'5"

Beautifully crafted with a range of base and wall units with an island featuring inset sink and integrated slimline dishwasher, Range oven set with an Inglenook with tiled splash backs and extractor, integrated fridge freezer, UPVC double glazed window overlooking the rear gardens, laminate flooring, wall preparation for flat screen TV, double radiator.

Utility 6'9" x 10'5"

UPVC double glazed window to side elevation, base units with working surfaces, space and plumbing for washing machine and tumble dryer, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window and door to the side elevation, laminate flooring.

Bedroom 1 (front) 13'6" x 10'3"

UPVC double glazed window to front elevation, single radiator, laminate flooring, fitted wardrobes with sliding doors.

Bedroom 2 (rear) 14'0" x 8'11"

UPVC double glazed window to rear elevation, single radiator.

Bathroom

Low level WC, pedestal wash basin, corner shower cubicle

and double ended bath - attractive white suite with wall tiles, tiled floor, ladder design heated towel rail and UPVC double glazed window.

Outside

Forecourt to front, enclosed gardens to the rear with carport, external cold water to the supply.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

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:-

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Important Notice Part 2

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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

Opening Times

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

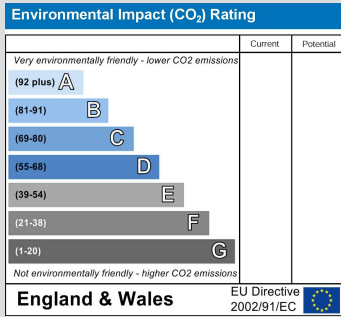
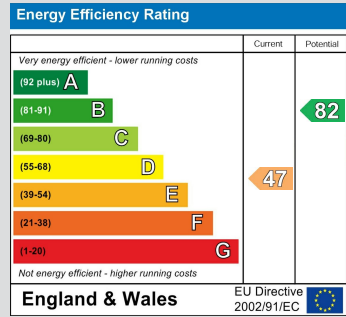
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS

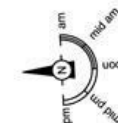


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Approximate Floor Area
(78.87 sq.m)



11 Forfar Street