









A superb two bedroom semi detached home situated on a new development in Ford Estate, perfect for first time buyers and young families. Beautifully presented throughout and internally comprising of entrance hall, lounge, cloakroom/WC, lounge and dining kitchen with French doors leading into rear gardens. To the first floor there are two bedrooms and a bathroom. Externally there is a drive to the side providing off street parking and enclosed low maintenance garden to the rear. This convenient location provides easy access to a range of local amenities as well as offering excellent links to surrounding areas. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



Living Room 10'0" x 15'1"



Double glazed window to front and radiator.

Dining Kitchen 13'5" x 7'10"



Contemporary fitted kitchen comprising of wall and base units with work surfaces over incorporating sink and drainer unit, integrated gas hob and over with extractor hood over, space for fridge freezer and washing machine, double glazed window to rear and double glazed French doors leading into rear gardens and radiator.

Cloakroom/WC

Low level WC and washbasin.

First Floor Landing

Bedroom 1 10'0" x 10'2"



Double glazed window to front, fitted wardrobes and radiator.

Bedroom 2 7'2" x 12'11"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of low level WC, washbasin and panel bath with overhead shower and glass screen - white suite, double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Driveway to the side providing off street parking and to the rear an artificial garden with patio seating area.

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:-

The particulars are set out for general guidance only for the

intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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.

Fawcett Street Viewings

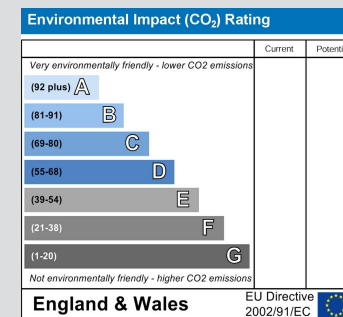
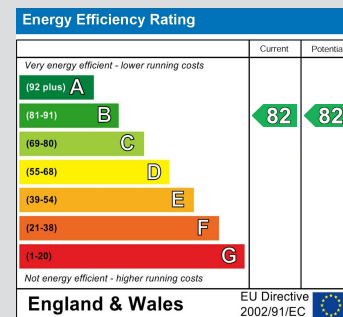
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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Ground Floor



First Floor

110 Fordfield Road