









A stunning mid terrace home, providing spacious and immaculately presented accommodation, enjoying a most convenient location on the periphery of the city centre. Internally the stylish interior is accessed via an entrance vestibule leading through to a hall with staircase to the first floor. There are two generous reception rooms, an impressive breakfasting kitchen, fitted with an excellent range of units and a breakfast bar and there is a superb bathroom/wc, with a shower cubicle. To the first floor there are three well-proportioned bedrooms and a contemporary shower room/wc. Benefits of the property include double glazing, gas central heating to radiators and a courtyard to the rear with a roller shutter access door. We highly recommend viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance doors.

Reception Hall



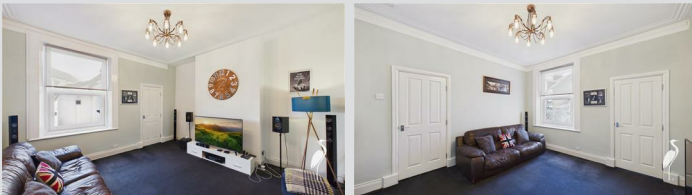
Radiator and stairs to first floor. Stairs down to rear lobby.

Lounge 15'11" x 13'7"



Double glazed bay window to front and 2x double radiators.

Sitting Room 14'1" x 13'9"



Double glazed window to rear, 2x double radiators and door to kitchen.

Breakfasting Kitchen 9'8" x 15'4"



Range of wall and base units with wooden countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. 2 seater breakfast bar. Space provided for a fridge freezer, washing machine, tumble dryer and dishwasher. Storage cupboard, radiator, double glazed window to rear and door to bathroom. Underfloor heating.

Bathroom 10'0" x 8'3"



Low level WC, washbasin set into vanity unit, shower cubicle and bath, chrome heated towel rail, 2x double glazed windows and radiator. Underfloor heating.

Rear Lobby

Storage cupboard and UPVC door to rear courtyard.

First Floor Landing

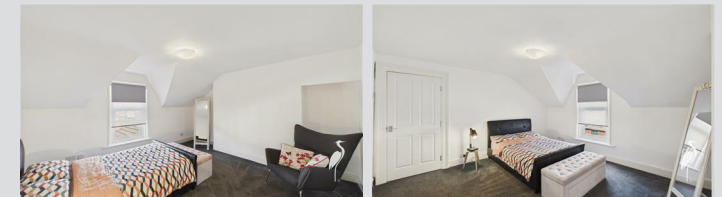
Double glazed window to rear, double radiator and access point to loft.

Bedroom 1 12'5" x 13'10"



Double glazed window to front and radiator.

Bedroom 2 12'7" x 13'10"



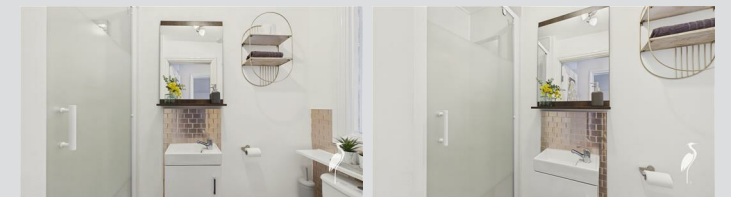
Double glazed window to rear and radiator.

Bedroom 3 7'4" x 10'0"



Double glazed window to front and radiator.

Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle, single glazed window and chrome heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Courtyard to the rear with roller shutter access door.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area⁽¹⁾

116.1 m²

1250 ft²

Reduced headroom

0.9 m²

10 ft²

(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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