









This impressive three / four bedroom cottage has recently and comprehensively been refurbished and modernised, providing spacious ready to move into accommodation. On the ground floor there is a hall with staircase to the first floor, a superb lounge with bay window, a dining room / bedroom and a modern, newly fitted kitchen and bathroom/wc. On the first floor there are three bedrooms. Externally there is a yard to the rear. Situated close to many local amenities, excellent transport links to the City centre and local road networks. With immediate vacant possession and no upper chain involved, early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

There is an inner door leading through to the hall.

Hall



With a radiator, staircase to the first floor with under stairs storage cupboard.

Lounge 15'5" into bay x 13'9" into alcove



This spacious room has a double glazed bay window to the front, radiator, decorative plaster work to the ceiling with coving and there is a picture rail.

Dining Room/Bedroom 4 14'1" x 12'1" into alcove



A versatile room and would be ideal as a reception room or bedroom, double glazed window to the rear, radiator, coving to the ceiling and picture rail.

Kitchen 10'4" x 8'8"



Fitted with a range of modern wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, there is a double glazed window, radiator and space for a fridge and washing machine, door connects through to the lobby.

Lobby

With a built in cupboard and a door to the bathroom and as double glazed external door to the yard.

Bathroom



Modern suite with low level WC, pedestal wash hand basin and panel bath, there is also a double glazed window.

First Floor Landing



Velux window and doors connecting off to bedrooms one, two and three.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'11" not inc recess x 10'2" not inc dormer area



Double glazed window to the rear and a radiator.

Bedroom 2 10'3" x 10'4" not inc dormer area



Double glazed window to the front and a radiator.

Bedroom 3 6'6" x 6'2"



With a Velux window and radiator.

Outside



There is a yard to the rear.

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 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

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

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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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Fawcett Street Viewings

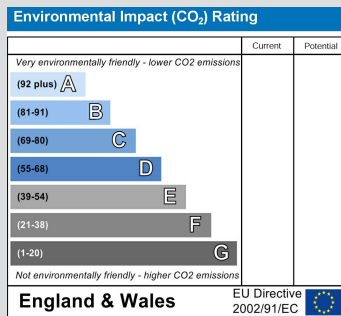
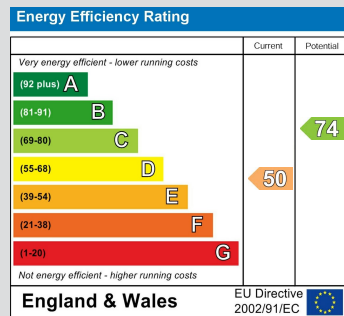
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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