















A deceptively spacious end terrace cottage with a fantastic loft space. Internally the accommodation includes a hall, lounge, opening through to a dining area, there is a kitchen, utility, a shower room/wc and two bedrooms. There is a fixed staircase to an excellent loft space, divided in to two main areas and there is a separate wc. Externally there is a small forecourt area to the front whilst to the rear a yard with a covered area and roller shutter access door. Situated close to many local amenities, excellent transport links to the City centre and local road networks. Available 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.

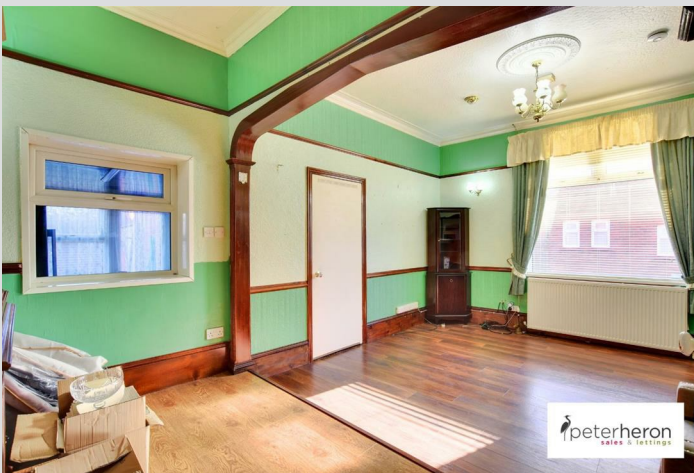
## Entrance Hall

### Lounge 12'10" x 11'10"



Double glazed window to front, double radiator, feature fireplace and built in shelving. Door to kitchen. Open plan into dining room.

### Dining Area 10'9" x 6'5"



Double glazed window and storage cupboard.

### Kitchen 9'6" x 8'7"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer, integrated oven and electric hob, space for dishwasher and double glazed window to side. Double glazed window and UPVC door to utility.

### Utility 8'8" x 8'2"



Wall and base units with countertops over, space provided for washing machine, dryer and fridge freezer. UPVC door and double glazed window to rear.

## First Floor Landing

### Bedroom 1 15'8" x 14'2"



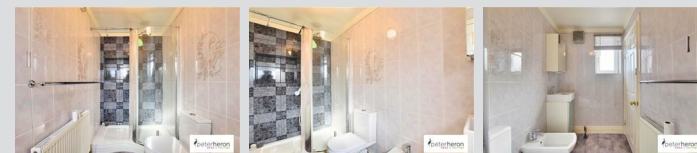
Double glazed bay window to front, radiator and feature fireplace.

### Bedroom 2 11'11" x 9'5"



Double glazed window to side, radiator and built in furniture. Door to shower room.

## Shower Room



Low level WC, washbasin set into vanity unit, bidet and walk in shower cubicle, radiator and window to side.

## Loft Space

### Area 1 11'5" x 7'9"



Velux window, storage cupboards and door to storage space.

### Storage Space 7'1" x 5'8"

Built in base units and shelving.

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# MAIN ROOMS AND DIMENSIONS

Area 2 8'9" x 7'9"



Velux window, storage cupboards and washbasin set into vanity unit.

## Separate WC



Low level WC.

## Outside



Small forecourt area to the front and a yard to the rear with a covered area and 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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## Fawcett Street Viewings

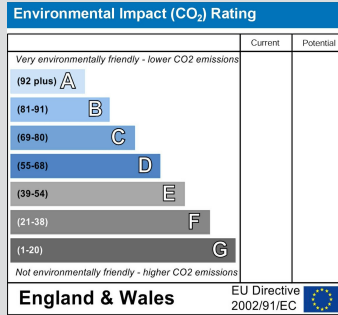
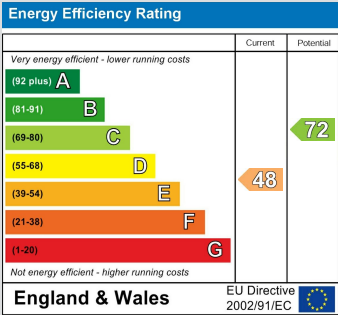
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

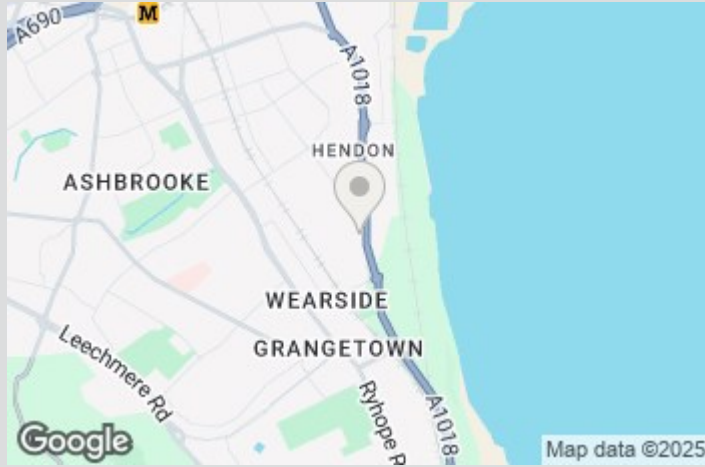
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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



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Ground Floor  
Approximate Floor Area  
(81.50 sq.m)



Room In Roof  
Approximate Floor Area  
(28.50 sq.m)

