









A substantial four bedroom mid terrace period home within this popular area, providing an excellent opportunity for a new owner to put their own stamp on the accommodation. Internally the accommodation on the ground floor includes an entrance vestibule, reception hall with staircase to the first floor, two generous reception rooms, kitchen and a utility whilst to the first floor there are four bedrooms, bathroom/wc and separate wc. Externally there is a town garden to the front and a courtyard to the rear with remote control roller shutter access door. This location is ideal for local amenities, shops and schools as well as providing transport connections to surrounding areas. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Vestibule

There is an inner door leading through into the reception hall.

Reception Hall



Impressive reception hall with a staircase leading to the first floor, radiator and there is an under stairs storage cupboard.

Lounge 15'8" into bay x 15'10" into alcove



The lounge is accessed via double doors from the dining room and has a double glazed bay window to the front and a radiator, there is decorative plaster work to the ceiling and coving.

Dining Room 17'9" x 14'2" into alcove



Double glazed window to the rear looking into the courtyard, there is decorative plaster work to the ceiling and coving.

Kitchen 13'7" x 10'1"



With wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include a double oven and hob, there is a double glazed window to the side, radiator and a door to the utility.

Utility 10'3" x 6'11"



Fitted sink and drainer unit (plumbing there but not connected), space has been provided for the inclusion of a washing machine, there is a double glazed window and a double glazed door to the courtyard.

First Floor Landing



With doors leading off to the four bedrooms, bathroom and sperate WC, there is also fixed steps leading up to a partly floored and bordered out loft space with a Velux window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 16'3" into bay x 13'3"



Double glazed bay window to the front and coving to the ceiling.

Bedroom 2 14'9" x 14'3" into alcove



Double glazed window to the rear.

Bedroom 3 9'5" x 6'11"



Double glazed window to the front and a radiator.

Bedroom 4 15'3" x 10'4" into alcove



This room enjoys a dual aspect with double glazed windows to the side and rear.

Bathroom



Low level WC, pedestal wash hand basin and panel bath with electric shower over, radiator, tiled walls and floor and a double glazed window.

Separate WC



With a high flush WC and double glazed window.

Outside



There is a small town garden to the front and a courtyard to the rear with a remote control roller shutter access door.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band C.

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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Fawcett Street Viewings

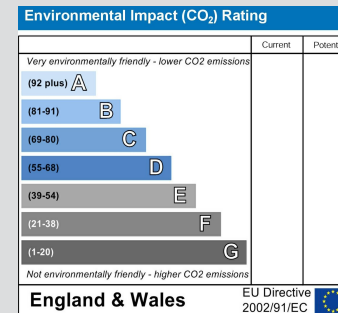
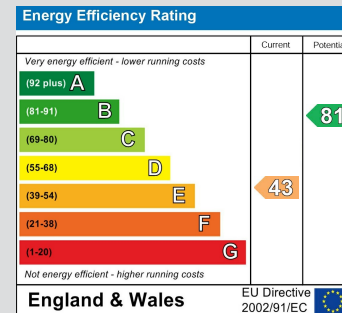
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



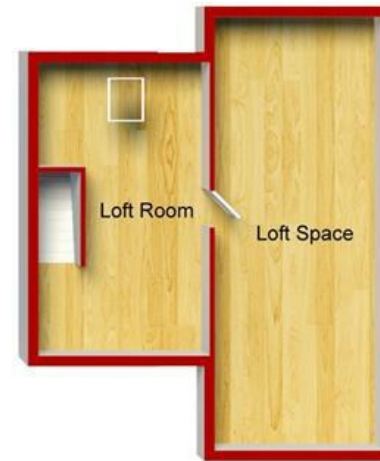
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Ground Floor
Approximate Floor Area
(89.56 sq.m)



First Floor
Approximate Floor Area
(84.87 sq.m)



Loft Floor
Approximate Floor Area
(46.13 sq.m)

