









This popular style two bedroom semi detached house is available with no upward chain. The accommodation is arranged over two floors and comprises entrance hall, lounge, dining room, kitchen, utility, two first floor bedrooms, bathroom and separate WC. Externally there are gardens to the front and rear along with a driveway. Situated in the popular residential area of Grangetown, close to all local amenities with excellent transport links to the City Centre and local road networks. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Double radiator, stairs to first floor and double glazed window.

Lounge 9'8" x 12'4"



Double glazed window to front, radiator and electric fireplace with feature surround.

Dining Room 9'6" x 7'6"



Double glazed window and double radiator.

Kitchen 9'11" x 10'7"



Wall and floor cupboards with working surfaces over incorporating sink and drainer unit, tiled splashbacks, double glazed window, wood effect flooring, double radiator, storage cupboard.

Utility

Double glazed window access to front and rear of the property.

First Floor Landing

Double glazed window, single radiator and access to loft.

Bedroom 1 15'5" x 9'7"



Double glazed window, double radiator and storage cupboard.

Bedroom 2 10'7" x 9'3"



Double glazed window, storage cupboard housing the combi boiler and single radiator.

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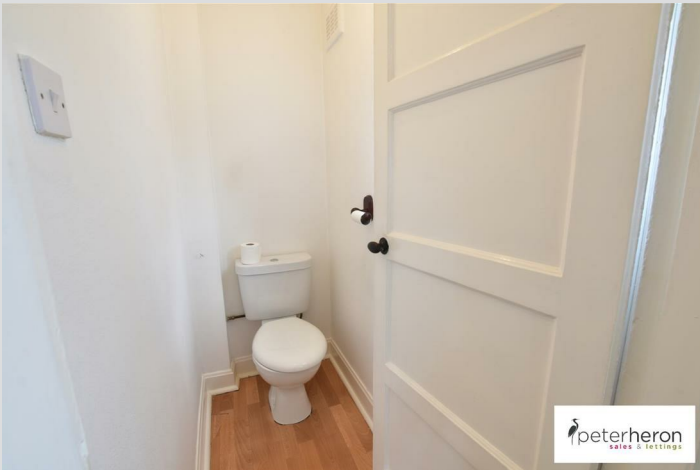
MAIN ROOMS AND DIMENSIONS

Bathroom



Washbasin and bath with overhead shower, tiled walls, double glazed window and tile effect flooring.

Separate WC



Low level WC, double glazed window.

Outside



Garden to the front with wrought iron gates providing off street parking, whilst to the rear generous lawned gardens.

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

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. 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.

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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

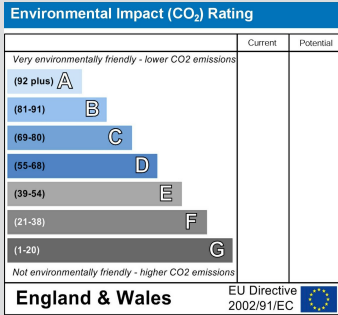
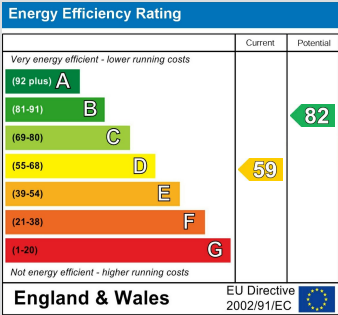
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

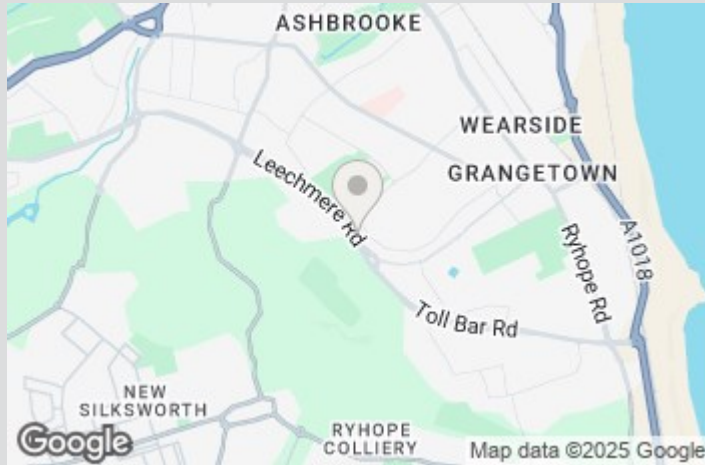
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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