

An attractive three bedroom semi detached house, ideally situated within this ever popular area in Farringdon. Internally comprising lounge, kitchen/diner, three bedrooms and a bathroom. Externally there are gardens to the front, side and courtyard to the rear. Well placed for a range of amenities including shops and schools, as well as offering transport connections to surrounding areas. Available with no upward chain, viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Staircase to first floor and radiator.

Lounge 10'2" x 13'8"



Double glazed window and radiator.

Kitchen/Diner 17'7" x 10'5"



Modern wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, fridge freezer and washing machine, double glazed door to courtyard. Double glazed windows to two elevations.

First Floor Landing

Bedroom 1 13'4" x 10'5"



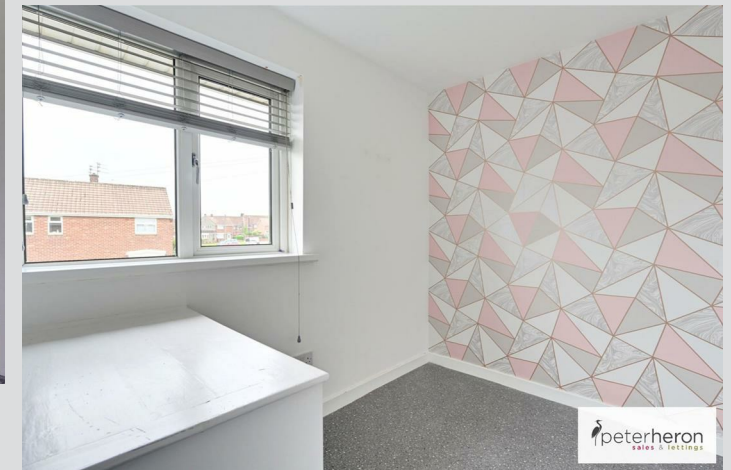
Double glazed window, built in cupboard and radiator.

Bedroom 2 11'0" x 10'7"



Double glazed window and radiator.

Bedroom 3 6'11" x 9'9"



Maximum measurement including stair head area, double glazed window and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with shower attachment, part tiled walls, chrome ladder style radiator and double glazed window.

Outside



Lawned garden wraps around the front and side and also has an enclosed courtyard 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 - 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

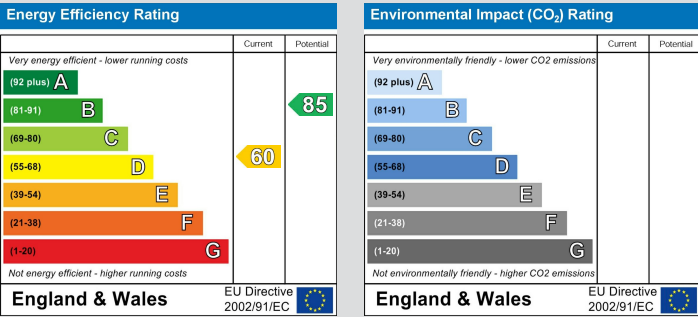
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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