









With generous lawned gardens to the front, this spacious two bedroom, two reception roomed mid terraced home offers good sized accommodation perfect for first time buyers and families. Available with no upward chain, the property internally comprises a reception hall, lounge, dining room, kitchen and bathroom whilst to the first floor there are two good sized bedrooms. Externally to the rear there is an enclosed courtyard. Located in a convenient position central to the city centre, A19 and Doxford International Business Park, the property is also well placed for an extensive range of local amenities.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Hall

Radiator and doors leading off to the lounge and dining room.

## Lounge 13'2" x 12'6"



Double glazed window and a radiator.

## Dining Room 12'0" x 14'2"



Double glazed window looking into the courtyard and doors connect off to the staircase that leads up to the first floor and door to the kitchen.

## Kitchen 7'8" x 7'4" not inc entrance recess



Wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and washing machine, with a double glazed window, radiator, built in cupboard and access to the lobby.

## Lobby

Lobby with a built in cupboard, door to the bathroom and an external double glazed door to the courtyard.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Three piece suite, low level WC, pedestal wash hand basin and panel bath, radiator and a double glazed window.

## First Floor Landing

With doors leading off to the two bedrooms.

## Bedroom 1 15'8" x 12'5"



Double glazed dormer window and a radiator.

## Bedroom 2 13'9" x 11'5"



Double glazed window and a radiator.

## Outside



There is a generous lawned garden and a separate courtyard area.

## 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.

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# MAIN ROOMS AND DIMENSIONS

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.

## 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 verification is recommended.

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## Fawcett Street Viewings

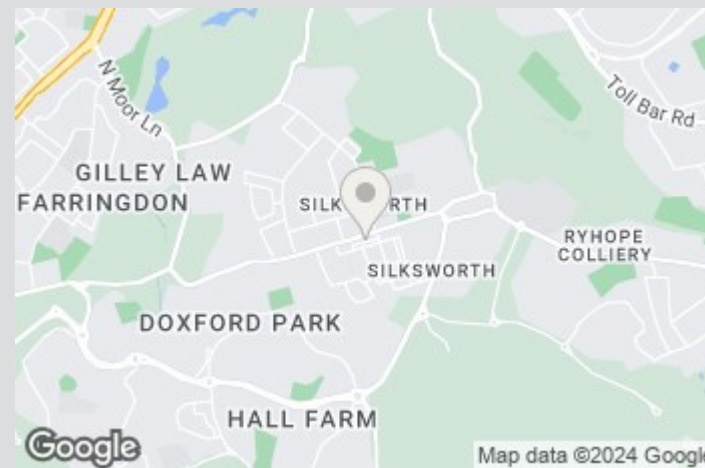
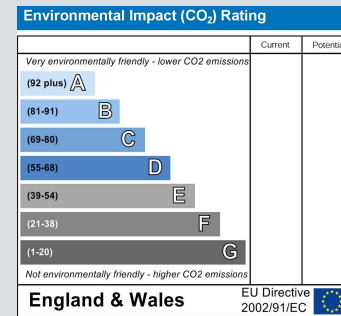
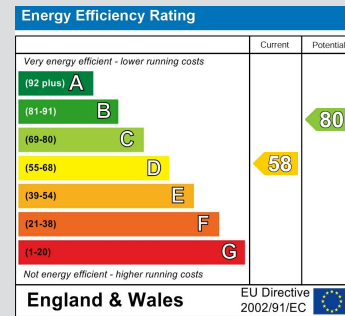
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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