









A deceptively spacious and beautifully presented two/three bedroom Victorian end terrace double fronted cottage offers a wonderful living space and is perfect for first time buyers and those who require bedrooms and bathrooms to the ground floor. Comprising reception hall, open plan dining room and kitchen, living room/3rd bedroom, bathroom and two further bedrooms at first floor level, the property also benefits from gas central heating and UPVC double glazing, whilst externally there is a self contained courtyard to the rear. Just a short walking distance to superb coastal amenities and being particularly convenient for Sea Road shopping centre, the Stadium of Light Metro station. With its award winning Blue Flag beaches, this wonderful home offers ready to move into accommodation and is guaranteed to impress all who view. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Lobby

Dining Room 9'4" x 11'4"



Laminate flooring and radiator, through to kitchen.

Kitchen 13'0" x 11'2"



Fitted with wall and base units with working surfaces over incorporating stainless steel single drainer sink unit with mixer tap, built in electric oven, gas hob, stainless steel extractor hood, tiled splashback, laminate floor, cupboard with wall mounted Main combi boiler.

Rear Lobby

Storage cupboard and door to courtyard.

Lounge 13'11" x 18'4"



Understairs storage cupboard, staircase to first floor and radiator.

Bathroom



Low level WC, washbasin and panel with overhead shower, extractor fan, tiled walls, tiled floor and heated towel rail.

First Floor

Bedroom 1 17'1" x 10'6"



Velux window, fitted wardrobes and radiator.

Bedroom 2 12'4" x 9'11"



Radiator.

Outside

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 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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MAIN ROOMS AND DIMENSIONS

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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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Sea Road Viewings

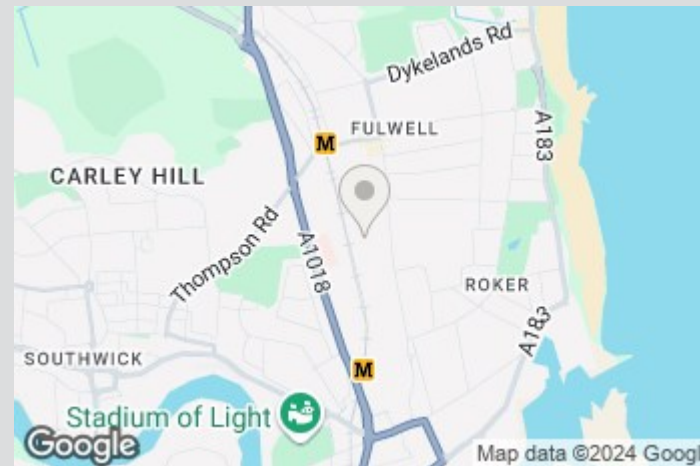
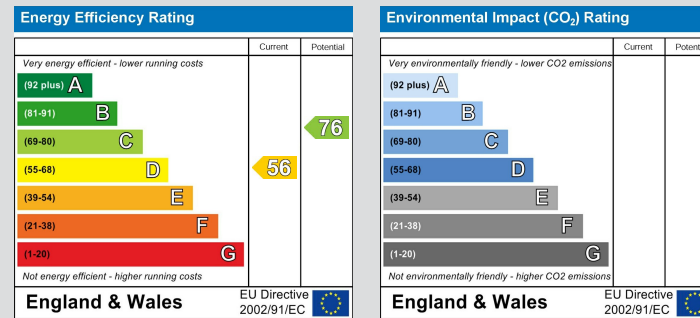
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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