









A well presented three bedroom end terraced home situated in this popular residential area of Hollycarrside. Internally the accommodation includes entrance porch, lounge, kitchen/diner, three first floor bedrooms and a modern bathroom. Externally there is a lawned garden to the front and to the rear a low maintenance garden. This location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. Available with no upward chain, viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch



Double glazed windows and inner UPVC door to lounge.

Lounge 15'8" x 12'5"



Double glazed window to front, electric fire and double radiator. Door to rear hall.

Rear Hall



Stairs to first floor and double radiator. Double doors to kitchen.

Kitchen/Diner 15'8" x 10'4"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and cooker hood. Space for a fridge freezer, washing machine and tumble dryer. Radiator and storage cupboard. Double glazed window and UPVC door to rear.

First Floor Landing



Access point to loft and storage cupboard.

Bedroom 1 8'9" x 12'7"



Double glazed window to front, double radiator and built in sliding door wardrobes.

Bedroom 2 7'9" x 11'7"



Double glazed window to rear, double radiator and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'10" x 9'8"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, washbasin set into vanity unit and bath with dual head waterfall shower over, double glazed window and heated towel rail.

Outside



Garden to front. Low maintenance garden to the rear with artificial lawn and double gates to access 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

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

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

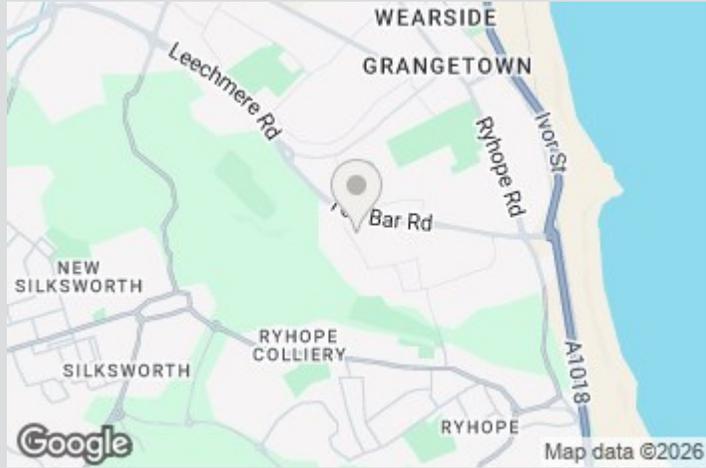
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area⁽¹⁾

74 m²

797 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

