









This newly refurbished, two bedroom mid terrace house, provides a stylish contemporary interior on this pleasant cul-de-sac. Internally the beautifully appointed interior on the ground floor comprises of an entrance porch, lounge and a stunning newly fitted contemporary kitchen. On the first floor there are two well-proportioned bedrooms and a newly fitted modern bathroom. Externally there are landscaped gardens and a garage in a nearby block. Benefits of the house include gas central heating to radiators, new flooring throughout, and newly installed double glazing. The property is conveniently located for local amenities, shopping facilities and schools, as well as providing excellent transport connections.. With immediate vacant possession and no upper chain involved, early viewing is highly recommended to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door.

### Entrance Vestibule

Inner wooden glass panelled door to lounge.

### Lounge 16'6" x 11'3"



Double glazed window to the front, radiator, stairs to the first floor and door to rear hall.

### Rear Hall

Storage cupboard.

### Breakfasting Kitchen 11'1" x 8'6"



Newly fitted kitchen with a range of modern wall and base units with marble effect counter tops over incorporating a single bowl sink and drainer unit with chrome mixer tap, integrated oven, electric hob and cooker hood. Space for fridge freezer and washing machine. Part tiled walls, tiled flooring, vertical radiator and UPVC double glazed French doors to the rear.

### First Floor Landing

Access hatch to loft.

### Bedroom 1 11'4" x 10'3"



Double glazed window to the front and radiator.

### Bedroom 2 11'3" x 8'8"



Double glazed window to the rear, radiator, storage cupboard and cupboard housing the boiler.

### Bathroom



Newly fitted modern suite with low level WC and hand wash basin set into vanity unit and bath with waterfall shower, heated towel rail.

## Outside



Low maintenance garden to the rear. Garage.

### 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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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

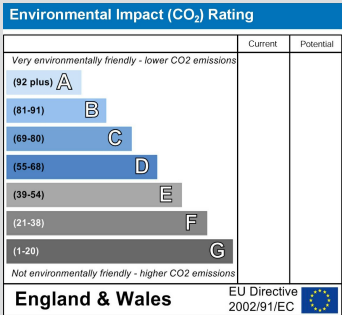
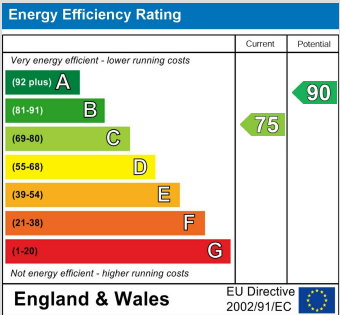
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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