









A surprisingly spacious three bedroom two reception room mid terraced double fronted cottage ideal for landlord investors and larger families. Available with no upward chain, the property sits within this quiet avenue walking distance from Southwick Village Green and in a central position within easy reach of the City centre, A19 and coast.

Internal accommodation comprises entrance lobby, reception hall, lounge/bedroom 3, dining room/living room, sun room, kitchen, two bedrooms, a bathroom and a box room suitable for a variety of uses, the property externally has courtyard to the front and a sun drenched enclosed courtyard to the rear with a remote control roller shutter door and space for off street parking. Benefitting from gas central heating and UPVC double glazing to most windows, this competitively priced home should prove to be very popular indeed and required immediate internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Six panel timber door to

Entrance Vestibule

Reception Hall

Radiator.

Lounge/Bedroom 3 13'6" x 12'7"



Fireplace, UPVC double glazed bay window to front, radiator, double sliding doors to living room.

Living Room/Dining Room 13'10" x 12'1"



Glass door into sun room and door into kitchen.

Dining Room/Sun Room 14'11" x 6'8"



Double radiator.

Bedroom 1 (rear) 12'0" x 9'4"



Wardrobes, single glazed window to rear.

Bedroom 2 (front) 13'6" x 6'10"



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MAIN ROOMS AND DIMENSIONS

Kitchen 7'4" x 14'11"



Good selection of base and eye level units with stone coloured working surfaces incorporating single drainer 1 1/2 bowl sink unit, space for gas cooker and fridge freezer, plumbing for automatic washing machine, wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, fitted shleved cupboards.

Rear Lobby

Single radiator.

Box Room 6'11" x 8'9"



Suitable for a variety of uses or storage.

Bathroom



Pedestal washbasin and free standing double ended bath with overhead shower - white suite, UPVC double glazed window, double radiator.

MAIN ROOMS AND DIMENSIONS

Separate WC



Outside



Forecourt to the front and enclosed courtyard to the rear enjoying a sunny situation with electric remote control roller shutter door.

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 £210.00 by Movewithus Ltd.

Sea Road Viewings

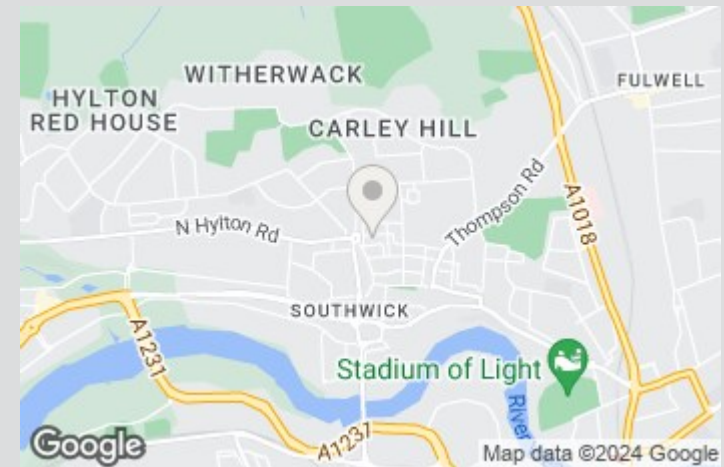
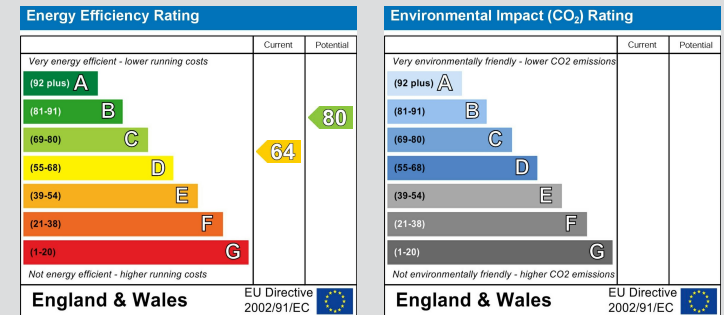
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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