









An immaculately presented two bedroom end terrace house, available with immediate vacant possession and no upper chain involved. Please note that our client is currently in the process of purchasing the FREEHOLD, providing a great benefit for the new owner. Internally the attractive accommodation includes to the ground floor includes an entrance porch, lounge and a breakfasting kitchen whilst to the first floor there are two bedrooms and a bathroom/wc. Benefits of the property include gardens to the front and rear, gas central heating to radiators and double glazing. This location provides easy access to a range of local amenities, shops and schools as well as transport connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There is a double glazed window and an inner door leading through to the lounge.

Lounge 11'7" x 12'0" max measure inc staircase area



Double glazed window to the front, radiator, staircase to the first floor and a door to the breakfasting kitchen.

Breakfasting Kitchen 11'6" x 10'10"



With wall and base units with work surface over incorporating a sink and drainer unit. Space has been provided for the inclusion of a cooker, a fridge, a slimline dishwasher and a washing machine, there is a double glazed door to the rear, double glazed window to the rear and a radiator.

First Floor Landing

With doors leading off to the two bedrooms and bathroom.

Bedroom 1 8'4" x 11'7"



Double glazed window to the front, radiator and a built in cupboard.

Bedroom 2 10'9" x 6'7"



Double glazed window to the rear and a radiator.

Bathroom



With a three piece suite comprising a low level WC, wash basin, bath with mains fed shower over, there is a radiator and a double glazed window.

Outside



There are attractive lawned gardens to the front and rear.

Tenure Freehold

We are advised by the Vendor that they are in the process of buying the Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

Important Notice

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

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MAIN ROOMS AND DIMENSIONS

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

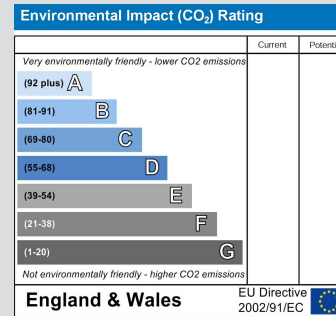
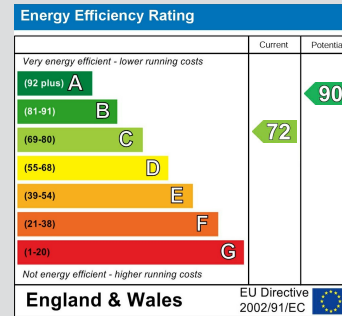
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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