









Occupying a quiet position this two bed roomed semi detached property offers a comfortable living space. Briefly comprising hall, lounge, dining kitchen, two first floor bedrooms and bathroom. Externally there are front and rear gardens. Features of note include gas central heating. Situated in the popular residential area of Town End Farm, there are local shops and schools nearby and with easy access to the A19 for commuting.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Stairs to first floor.

### Lounge 11'5" x 13'3"



### L Shaped Dining Kitchen 19'0" x 8'6"

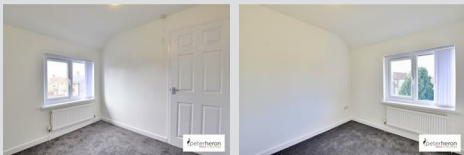


## First Floor Landing

### Bedroom 1 (front) 12'6" x 11'7"



### Bedroom 2 (rear) 8'9" x 7'11"



## Bathroom



Low level WC, washbasin and bath with glass screen - white suite.

## Outside

Laid to lawn garden to front. Paved patio garden to the rear.

## Lettings Important Notice Let

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisors should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Ombudsman

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

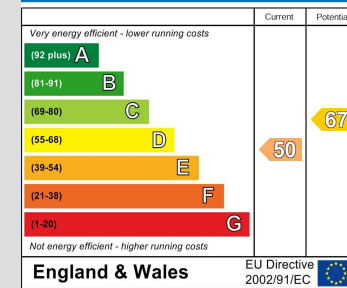
## Council Tax

The Council Tax Band is Band A

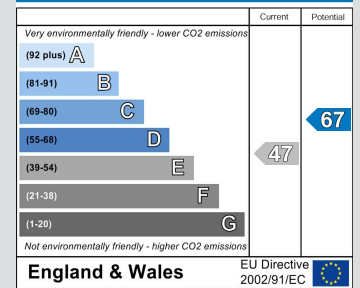
## Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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