









This neatly presented three bedroom dormer cottage is available immediate on an unfurnished basis. Located on this sought after quiet terrace within walking distance of many excellent amenities. Arranged over two floors the internal accommodation comprises entrance hallway, lounge, kitchen, three first floor bedrooms and a bathroom. Externally there is a rear courtyard with roller shutter door. Conveniently located within a few minutes drive from the City Centre and within easy reach of the A19. Immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall

Radiator and doors to bedroom and lounge.

## Lounge 14'8" x 12'3"

Double glazed window to rear, radiator and staircase to first floor with storage under. Door to kitchen.

## Kitchen 15'8" x 6'0"

Range of wall and base units with countertops over incorporating sink and drainer with mixer tap, space for fridge freezer, washing machine, dishwasher and cooker. Double glazed window and UPVC door to rear. Radiator.

## First Floor Landing

## Bedroom 1 13'10" x 11'1"

Double glazed window to front and radiator.

## Bedroom 2 14'4" x 9'10"

Double glazed window to rear, radiator and sliding mirror fronted wardrobes.

## Bedroom 3 11'9" x 8'5"

Double glazed window to rear and radiator.

## Bathroom

Low level WC, washbasin vanity unit and bath with shower over, double glazed window and ladder style radiator.

## Outside

Courtyard with roller shutter door.

## Council Tax Band

The Council Tax Band is Band A.

## Move In Costs

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

## Lettings Important Notice

We endeavor 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 advisers 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

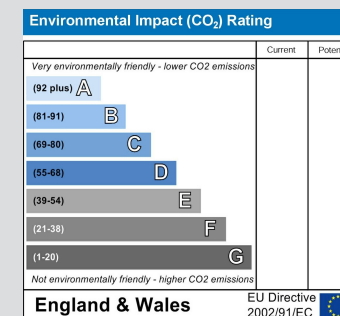
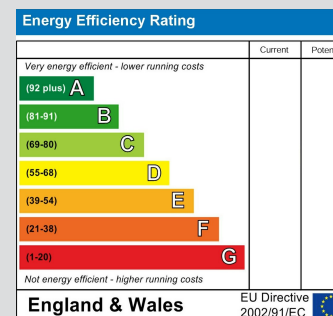
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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.



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

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