















This attractive two bedroom semi detached house is well presented throughout and is available with no upward chain. Ready to move into accommodation, internally the property is arranged over two floors and comprises reception hall, lounge, kitchen/diner, two double bedrooms and a bathroom. Benefits of the property include gas central heating, double glazed windows, gardens to the front and rear with outhouse. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Entrance Vestibule

With a inner UPVC door to hall.

### Hall

With a double glazed window, staircase to the first floor, radiator and a door to the kitchen diner.

### Lounge 12'2" x 11'8" into alcoves



Double glazed bay window to front, radiator, luxury fireplace and mantle.

### Kitchen/Diner 18'1" x 9'9" maximum



With a range of wood effect wall and base units with countertops over incorporating 1 1/2 bowl ceramic sink and drainer unit, integrated gas oven and hob with overhead extractor fan and glass splashback, integrated fridge, glass fronted display cabinets, gas feature fireplace, radiator, 2x double glazed windows to the rear, a door to the outhouse and glass fronted double doors to the lounge.

### First Floor Landing

### Bedroom 1 11'2" x 12'9" into wardrobes



Fitted wardrobes, double glazed window to front, radiator, built in storage cupboard.

### Bedroom 2 10'10" x 9'3" into wardrobes



Fitted wardrobes, double glazed window to rear and a radiator.

### Bathroom



Low level WC, washbasin and bath with shower head, double glazed window to rear, tiled walls.

### Outside



Generous gardens to the front and rear with lawned areas and a shed.

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# MAIN ROOMS AND DIMENSIONS

## Outhouse



Bricked outhouse providing space for washing machine, dryer and fridge freezer, 2x double glazed windows, door to the rear garden.

## 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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 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.

## Important Notice Part 2

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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## Fawcett Street Viewings

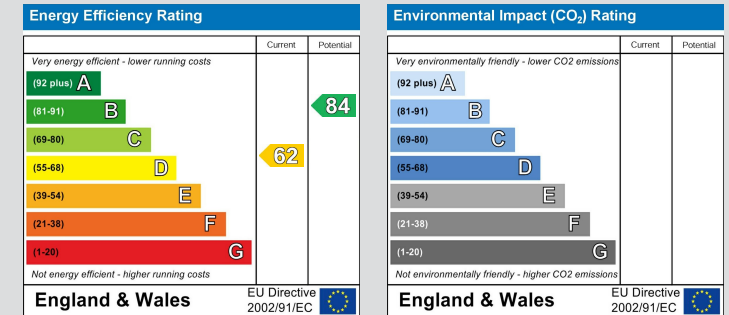
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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