

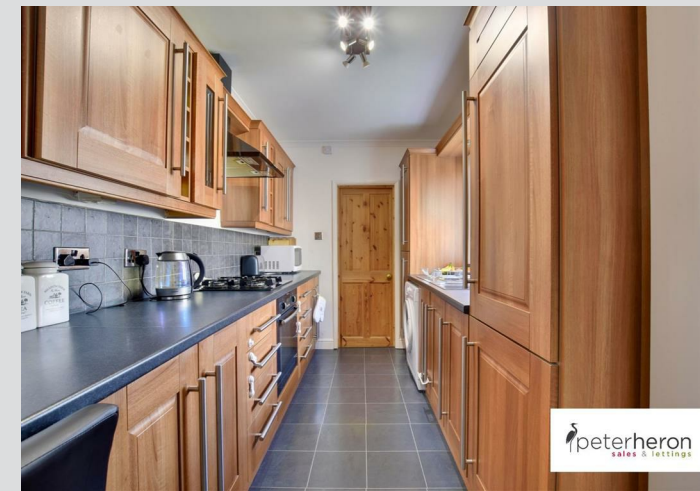


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A beautifully presented two bedroom mid terrace cottage, providing impressive accommodation all on one level within this sought after location, close to Roker Park and the sea front. Internally the accommodation includes a hall, attractive lounge, modern kitchen, contemporary shower room/wc and two bedrooms. Externally there is a small forecourt area to the front and to the rear a delightful courtyard. This location is ideally placed for Sea Road shopping centre, excellent transport connections including Seaburn Metro Station, Roker Park and the sea front. We highly advise arranging a viewing to appreciate the location and accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All On Ground Floor

Entrance via UPVC door into

Entrance Hall

With a radiator and doors to the two bedrooms and Lounge.

Lounge 15'3" x 11'3"



Spacious lounge with a double radiator, alcove walls and a double glazed window to the rear elevation.

Kitchen 14'4" x 7'0"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer. Integrated appliances include a newly fitted fridge freezer, gas oven and hobs with extractor fan. Also benefitting from part tile walls and a radiator. Space provided for a washing machine, double glazed window to the side and a door to the Bathroom.

Bathroom



Featuring a modern bath and overhead shower, chrome ladder style radiator and vanity unit incorporating a low level wc and hand wash basin.

Bedroom 1 15'5" x 14'1"



Spacious bedroom with an attractive double glazed bay window to the front elevation as well as a double radiator.

Bedroom 2 11'8" x 6'4"



Featuring a double radiator and double glazed window to the rear elevation.

Outside



Low maintenance courtyard to the rear and an outhouse with an electricity supply.

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

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MAIN ROOMS AND DIMENSIONS

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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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Sea Road Viewings

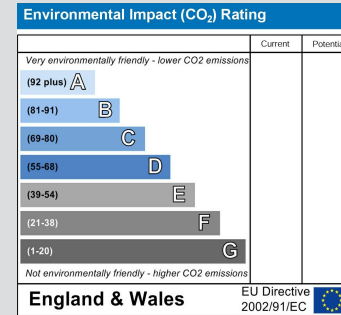
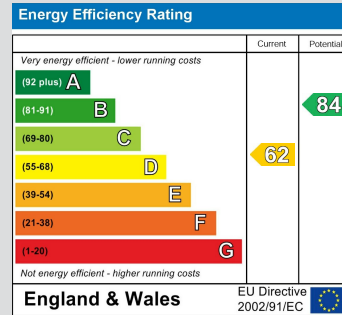
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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