

Available with immediate vacant possession and no upward chain, is this three bedroom semi-detached house. Internally comprising of an entrance porch, hall with staircase to the first floor, lounge, dining room and a kitchen whilst to the first floor there are three bedrooms, bathroom and a separate wc. Externally there are gardens to the front and rear. The property is ideally placed for a range of amenities including shops and schools, as well as offering transport connections to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door entrance door.

Entrance Porch

Part glazed door to

Reception Hall



Staircase to first floor, understairs cupboard and a radiator. Door to the lounge and kitchen.

Lounge 10'11" x 13'5"



UPVC double glazed window to front, a radiator, feature fireplace and an arch through to

Dining Room 8'11" x 8'9"



Double glazed aluminium sliding patio doors leading out into rear gardens, radiator and a door to the kitchen.

Kitchen 7'8" x 8'7"



Wall and base units with work surfaces over incorporating single drainer stainless steel sink unit. Space for a cooker, washing machine and a fridge freezer. There is wall mounted boiler, UPVC double glazed door to the rear and window to rear and a radiator.

First Floor Landing



Access point to loft.

Bedroom 1 9'3" x 14'2"



UPVC double glazed window, radiator and a built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'3" x 8'9"



UPVC double glazed window to rear and a radiator.

Bedroom 3 7'8" x 9'8"



UPVC double glazed window and a radiator.

Bathroom



Wash basin and panel bath with overhead electric shower. Part tiled walls, UPVC double glazed window and a radiator.

Separate WC

There is a WC and a UPVC double glazed window.

Outside



Gardens to the front and rear.

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 - Particulars

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Lease details, service charges and ground rent (where

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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

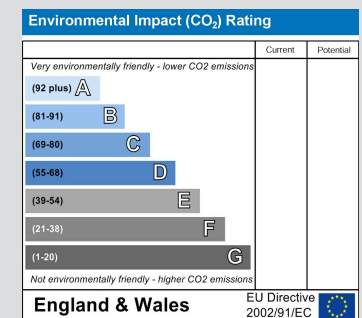
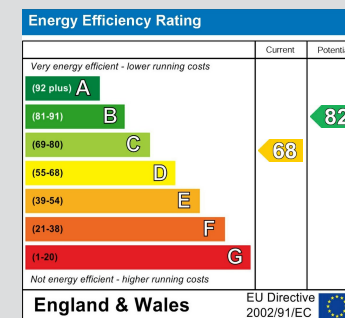
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

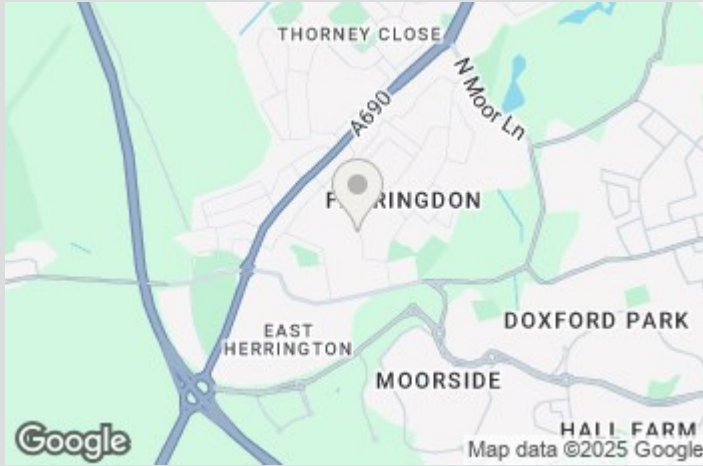
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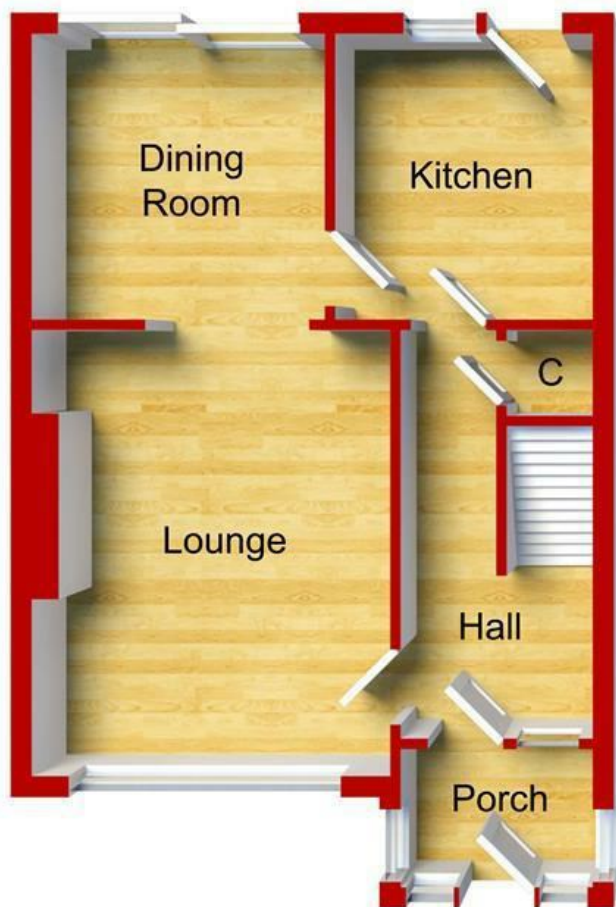
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MAIN ROOMS AND DIMENSIONS



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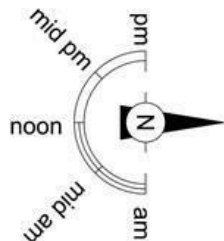
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Ground Floor
Approximate Floor Area
(38.80 sq.m)



First Floor
Approximate Floor Area
(36.62 sq.m)



82 Avonmouth Road