

A superb three bedroom end terrace home, providing spacious and very well presented accommodation. Internally the immaculate interior includes an entrance porch, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms and a modern bathroom/wc. Externally there is a delightful garden to the front and to the rear a block-paved low maintenance courtyard style garden. The property benefits from a garage and there is also on street parking available to the rear. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner UPVC door to lounge.

Lounge 14'9" x 12'10"



Double glazed window to front, radiator, feature fireplace, staircase to first floor with under storage and door to kitchen. Open plan into dining room.

Dining Room 10'3" x 8'9"



Double glazed window to rear and radiator.

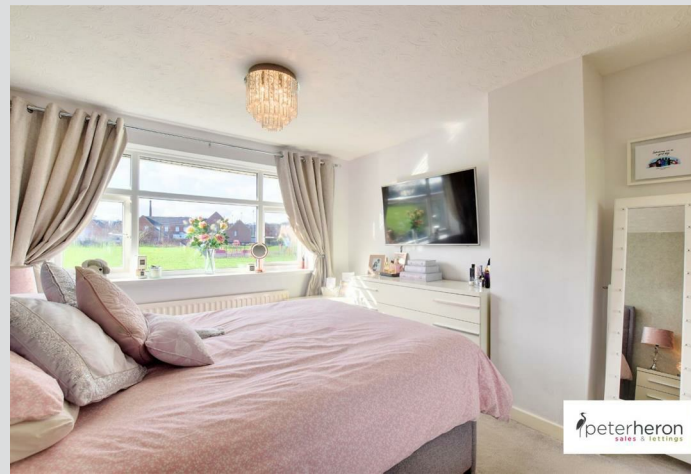
Kitchen 10'1" x 8'2"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. Radiator, double glazed window and UPVC door to rear.

First Floor Landing

Bedroom 1 13'0" x 10'4"



Double glazed window to front and radiator.

Bedroom 2 9'8" x 9'3"



Double glazed window to rear and radiator.

Bedroom 3 10'0" x 6'10"



Double glazed window to front.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin vanity unit and bath with shower over, LED mirror and double glazed window.

Outside



Low maintenance block paved rear garden.

Council Tax Band

The Council Tax Band is Band

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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

Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Vary energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
		72	85
<p><i>Vary environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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