









A well presented four bedroom mid terrace home with many appealing period features, situated on this pleasant tree lined private road. Internally there is an entrance vestibule, leading through to a superb reception hall with staircase to the first floor. There is an attractive lounge with bay window, a separate dining room, breakfast room and a kitchen. On the first floor there is a spacious landing, four bedrooms, bathroom and a separate wc. Externally there is a courtyard to the rear with electric roller shutter door. This convenient location is ideal for access to local amenities, shops and schools as well as providing excellent transport connections. Viewing is highly recommended to appreciate this fabulous home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Vestibule

Tiled flooring and stain glass door leading into

Reception Hall



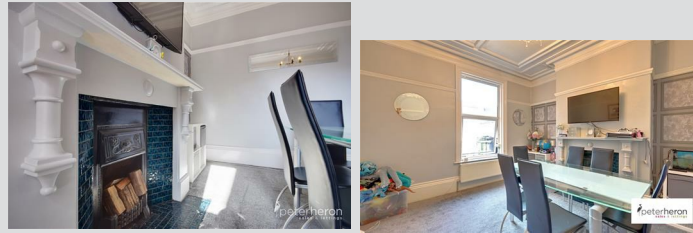
Staircase to first floor, understairs storage cupboard, single radiator, ceiling rose and covered cornicing.

Lounge 13'3" plus bay x 13'8"



Single glazed bay window to front, ceiling rose and covered cornicing, double radiator, fitted cupboards, decorative fireplace with feature wood surround.

Dining Room 14'0" x 12'0"



Double glazed window, ceiling rose and covered cornicing, decorative fireplace with feature surround, and double radiator.

Breakfast Room 12'10" x 9'4"



Single glazed window, single radiator, understairs storage cupboard and electric fireplace.

Kitchen 9'4" x 5'6"



Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor, cupboard housing Ideal combi boiler, space for washing machine and dishwasher, single glazed window, door to rear courtyard.

Half Landing



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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'4" x 10'2"



Window, single radiator, decorative cast iron fireplace and storage cupboard.

Bathroom



Low level WC, washbasin and roll top claw foot bath with shower attachment, single glazed window, heated towel rail, tiled walls.

Separate WC



Low level WC, single glazed window.

First Floor Landing

Access to loft and fitted wardrobes.

Bedroom 1 13'6" plus bay x 11'2"



Single glazed bay window, single radiator, covered cornicing, decorative fireplace.

Bedroom 2 14'0" x 12'1" into alcoves



Single glazed window, single radiator, covered cornicing, decorative fireplace with feature surround.

Bedroom 4 7'3" x 9'11"



Single glazed window, covered cornicing and single radiator.

MAIN ROOMS AND DIMENSIONS

Outside



Town garden to the front and to the rear a spacious block paved courtyard with timber decked seating area and roller shutter door providing off street parking.

Council Tax Band

The Council Tax Band is Band B.

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.

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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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Fawcett Street Viewings

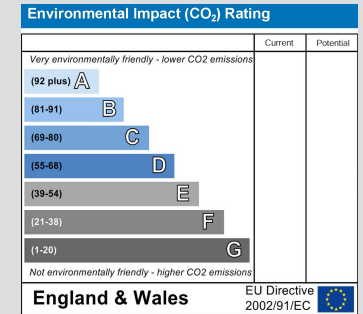
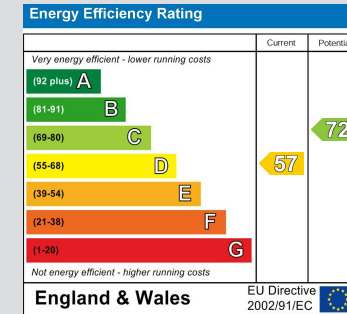
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

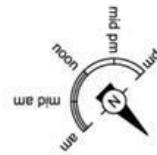


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Ground Floor
Approximate Floor Area
(68.00 sq.m)



First Floor
Approximate Floor Area
(68.00 sq.m)

9 Hunter Terrace