









Occupying a popular position towards the Roker Park Road end of Bright Street, this surprisingly spacious 2 bedroom mid terraced cottage offers comfortable living accommodation ideal for those who require stair free living within this fashionable coastal suburb. The property internally comprises reception hall, living room, kitchen, 2 bedrooms and a bathroom and benefits from gas central heating and UPVC double glazing, with a forecourt to the front and enclosed courtyard to the rear with secure off street parking. The property sits within easy reach of all local urban amenities and is particularly convenient for Roker Park and the sea front. Immediate viewing should be considered essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC entrance door into hallway.

Hallway

Single radiator.

Lounge 13'8" x 13'1" (into alcoves)



Feature gas fireplace with marble mantle and surround, coved cornice to ceiling, radiator and single pane window.

Bedroom 1 12'2" x 15'2" (into fitted wardrobes)



Double glazed bay window to the front, double radiator, coved cornice to ceiling and fitted wardrobes.

Bedroom 2

Radiator, single pane window, coved cornice to ceiling.

Kitchen 12'0" x 8'10"



Fitted with base and wall units with workbench over comprising of sink and drainer unit and extractor hood. Space has been provided for washing machine, fridge freezer and cooker. There is also a concealed boiler, double radiator, double glazed window to rear, coved cornice to ceiling and loft hatch.

Bathroom



Fitted with pedestal wash hand basin, panelled bath, radiator and a double glazed window to the side.

WC



Low level WC, radiator and double glazed window.

Lean-To 10'6" x 6'4"

Single pane windows overlooking rear courtyard.

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MAIN ROOMS AND DIMENSIONS

Outside



Rear courtyard with storage outhouse and space for off street parking accessed via a gate leading to back lane.

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:-

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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

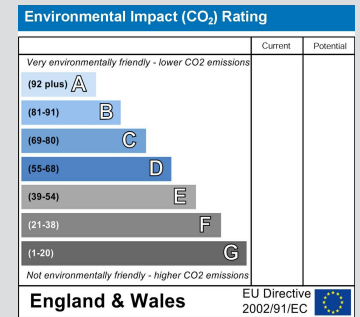
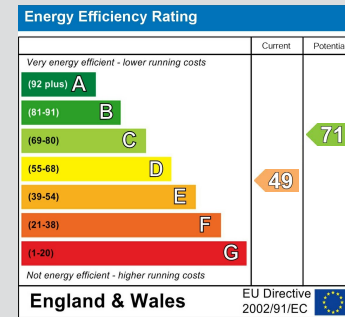
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

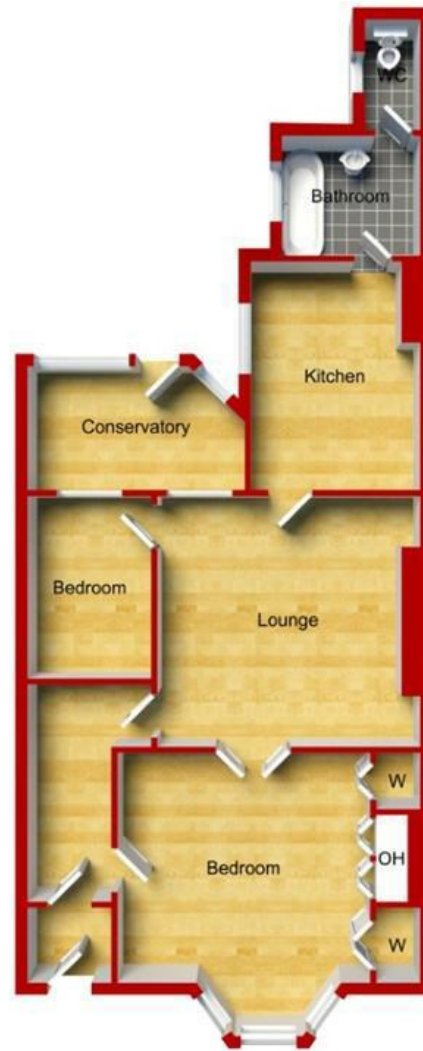
Ombudsman

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

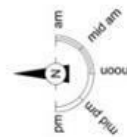


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Approximate Floor Area
(66.69 sq.m)



92 Bright Street