









This superb popular style two bedroom end link house located just off Tunstall Bank, provides beautifully presented accommodation and the benefit of a garage. Internally the immaculate interior includes to the ground floor of an entrance porch, lounge and a fabulous kitchen/diner whilst to the first floor there are two bedrooms and an impressive, contemporary shower room/wc. Benefits of the property include gardens to the front and rear along with a garage in a separate block. Features of the property include gas central heating to radiators and double glazing. This location provides easy access to a range of local amenities, shops and schools as well as transport connections. Early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

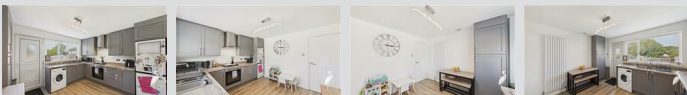
Inner door to lounge.

## Lounge 11'1" x 11'8"



Double glazed window to front, radiator and stairs to first floor. Door to kitchen/diner.

## Kitchen/Diner 11'0" x 11'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood, space provided for fridge freezer and washing machine. Column radiator and cupboard housing wall mounted Baxi boiler. Double glazed window and UPVC door to rear.

## First Floor Landing



## Bedroom 1 8'2" x 11'10"



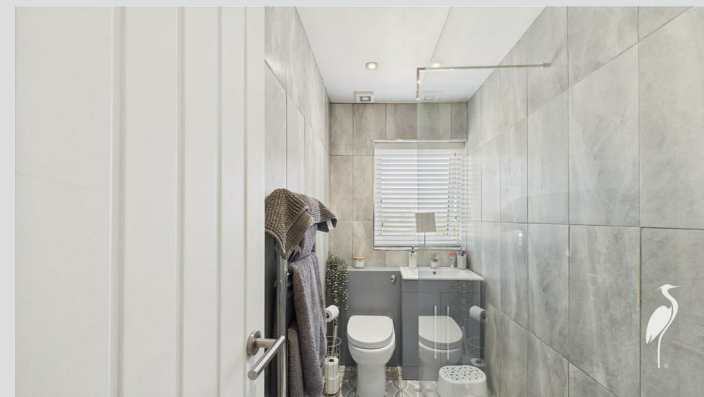
Double glazed window to front, storage cupboard and radiator.

## Bedroom 2 10'11" x 7'2"



Double glazed window to rear and radiator.

## Shower Room



Low level WC, washbasin and walk in waterfall shower, chrome heated towel rail and double glazed window to rear.

## Outside



Garden to the front whilst to the rear a low maintenance garden featuring artificial lawn and paved area. Garage in a block to the 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

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

# MAIN ROOMS AND DIMENSIONS

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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.

## Fawcett Street Viewings

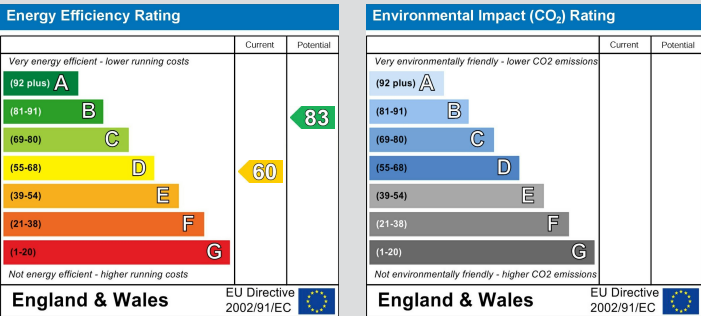
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

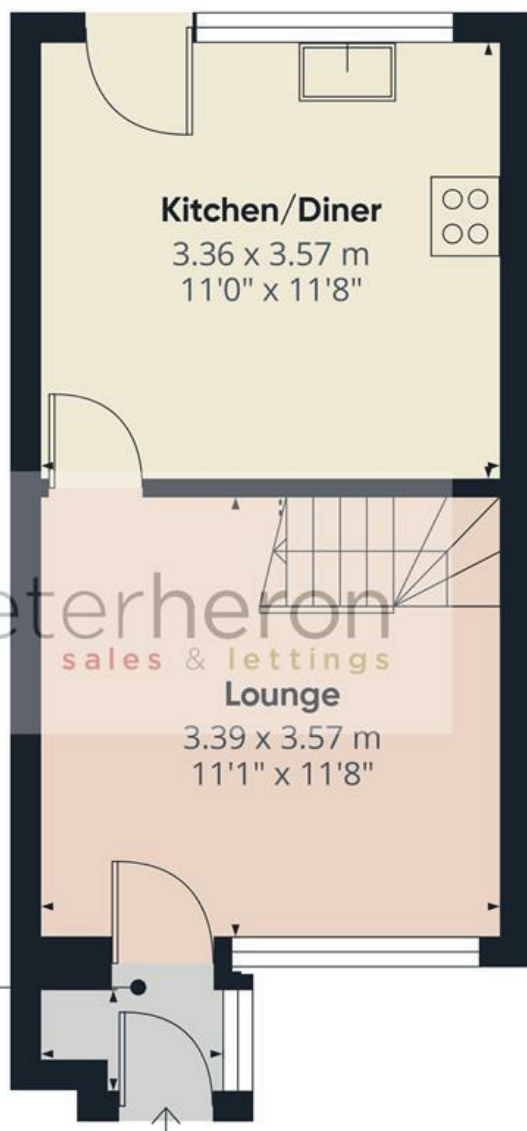
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

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Ground Floor

**Shower Room**  
2.30 x 1.29 m  
7'6" x 4'2"

**Landing**  
1.87 x 0.86 m  
6'1" x 2'9"



First Floor

**Approximate total area<sup>(1)</sup>**

47 m<sup>2</sup>

505 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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