









Occupying one of the best positions for this style of property, we are delighted to offer for sale this affordable and very well appointed 2 bedroomed first floor flat. Located on the highly desirable Moorside Estate the property internally has an attractive living room, stylish kitchen, two bedrooms with fitted wardrobes and a bathroom. Benefiting from UPVC double glazing, this property is available with no upward chain. Externally there is a front garden and also a garage in a nearby block. Perfect for Doxford International Business Park the Health and Racquet Club, Morrison's and the A19 the property is also conveniently within easy commuting distance of the City Centre. Carrying a competitive asking price, immediate inspection is strongly recommended.

MAIN ROOMS AND DIMENSIONS

GROUND FLOOR

UPVC double glazed door to entrance hall stairs to first floor

ENTRANCE

Landing built in storage cupboard

LOUNGE 15'8" x 11'6"



UPVC window to front, electric radiator

KITCHEN 8'10" x 6'6"



Fitted kitchen floor and wall units with co-ordinating worktops, stainless steel sink unit with drainer and mixer taps, plumbing for automatic washing machine, gas cooker, fridge, wall tiles, laminate flooring

BEDROOM 1 12'10" x 10'6"



UPVC window to front electric radiator, fitted wardrobes with overhead cupboards and drawers

BEDROOM 2 9'9" x 9'6"



UPVC window to rear, fitted wardrobes with overhead cupboards and drawers

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MAIN ROOMS AND DIMENSIONS

BATHROOM



Low level wc, pedestal basin, bath laminate flooring wall mounted gas boiler(water) wall tiles

EXTERNALLY



Open plan lawned garden to the front with garage in nearby block.

IMPORTANT NOTICE

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. 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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

IMPORTANT NOTICE

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter

Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

TENURE

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

VIEWING

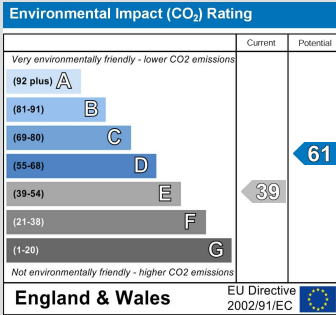
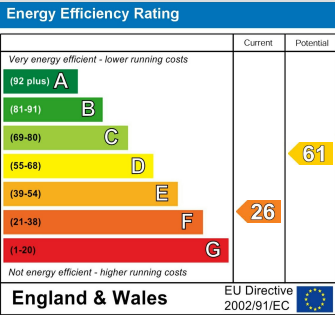
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

OPENING HOURS

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

OMBUDSMAN

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



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