









A well-presented semi-detached home, occupying a substantial plot, providing further scope for expansion, subject to all usual and necessary permissions, situated on Irene Avenue within this popular area of Grangetown. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge with bay window opening through to a dining room and there is a modern fitted kitchen. On the first floor there are two bedrooms and a contemporary bathroom. Externally there are gardens to the front, side and rear of the house. This ideal location is well placed for access to local amenities and for transport connections to surrounding areas. Viewing essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Staircase to first floor, understairs storage cupboard and central heating radiator.

Lounge 12'9" into x 10'9" into alcoves



Double glazed bay window to front, central heating radiator, feature fireplace with living flame effect gas fire, opening through into

Dining Room 10'11" x 10'8"



Double glazed French door to rear and central heating radiator.

Kitchen 12'7" x 5'10" plus 6'8" x 4'3"



Fitted with a range of wall and base units with work

surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and hob, double glazed sealed unit window to rear, central heating radiator and double glazed door to side.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'7" x 9'4"



Double glazed window to front, central heating radiator and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'3" x 9'11"



Double glazed window to rear and central heating radiator.

Bathroom



Contemporary suite comprising a low level WC with concealed cistern, washbasin set on vanity unit and P

shaped panel bath with mains shower over, chrome ladder style central heating radiator, tiled walls and two double glazed windows.

Outside



Generous gardens to the front, side and rear.

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. 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:-

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 Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

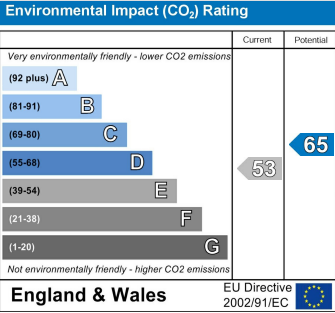
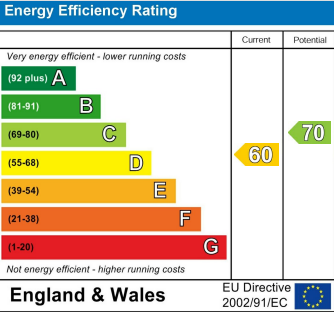
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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