















This beautifully presented top floor flat boasts the distinction of loft storage space and really must be viewed. The accommodation comprises communal entrance hall and stairs to the first floor, entrance hall, lounge, dining kitchen, two bedrooms, master with en-suite shower room and bathroom all having the benefit of UPVC double glazing and gas central heating. Externally there is allocated parking in a gated car park. The property is well placed for access to local amenities as well as offering excellent links to major road connections including the A19.

# MAIN ROOMS AND DIMENSIONS

## Communal Entrance Hall

Stairs leading to the top floor

## Top Floor Apartment

### Entrance Hall

Radiator, loft access and two built-in storage cupboards.

### Bedroom 1 13'6" x 10'11"



UPVC double glazed window and a radiator.

### En-Suite Shower Room 7'4" x 5'6"

Shower cubicle, WC, wash hand basin, part wall tiling, UPVC double glazed window and a radiator.

### Bedroom 2 11'7" x 8'9"



UPVC double glazed window and a radiator.

### Lounge 14'3" x 10'2"



UPVC double glazed window and a radiator.

### Dining Kitchen 14'11" x 10'8"



Fitted with a range of wall and base units, worktops, inset sink, splash back tiling, gas hob, electric oven, extractor fan, wall mounted central heating gas combination boiler.

### Bathroom 7'5" x 5'11"



Bath, WC, pedestal wash hand basin, splash back tiling, UPVC double glazed window and a radiator.

### Outside

There is an allocated parking space and a gated car park.

### 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.



# MAIN ROOMS AND DIMENSIONS

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## Important Notice

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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](http://peterheron.co.uk)

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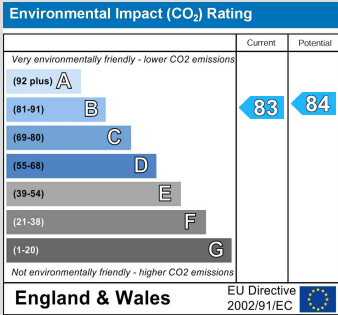
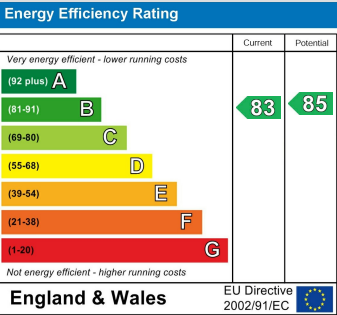
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Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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