



 peterheron
sales & lettings

Robert Street, New Silksworth, Sunderland

£94,000







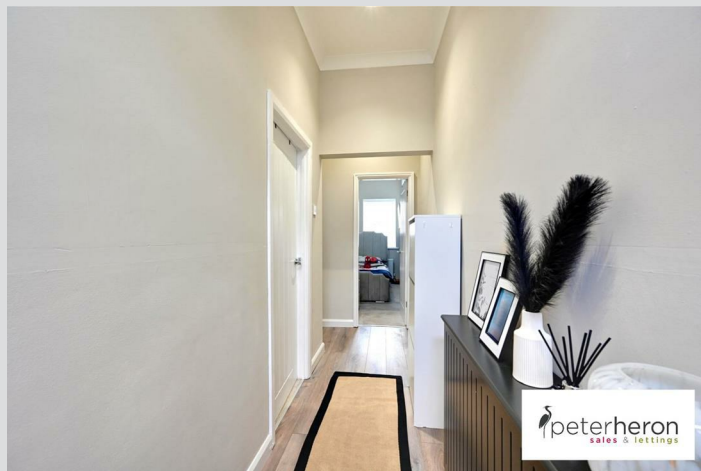
This impressive two bedroom mid terraced cottage, provides immaculate accommodation, presented to a superb standard. The accommodation is all on one level and includes a hall, lounge, a modern fitted kitchen, two bedrooms and a contemporary bathroom/wc. Externally there is a courtyard to the rear. This convenient location is close to many excellent amenities including shops and schools as well as providing access to Nissan, Doxford International Business Park and Sunderland City Centre and provides links to excellent road connections including the A19. We highly advise viewing to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Entrance Hall



Radiator.

Lounge 11'7" into alcove x 14'9"



Double glazed French doors leading out to rear courtyard, radiator and access through to kitchen.

Kitchen 18'8" x 7'5" narrowing to 4'2"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, American fridge freezer and washing machine, attractive tiled floor, two radiators, double glazed window to side and door to bathroom.

Bathroom



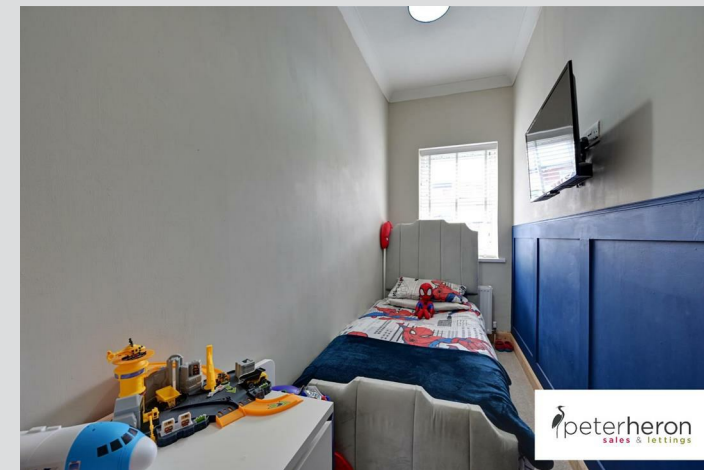
Contemporary suite comprising of low level WC, washbasin set into vanity unit and panel bath, ladder style radiator, tiled floor, double glazed window.

Bedroom 1 10'9" x 12'5" into alcove



Double glazed window to front and radiator.

Bedroom 2 11'7" x 4'5"



Double glazed window to rear and radiator.

Outside



Courtyard to the rear.

Council Tax Band

The Council Tax Band is Band A.

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MAIN ROOMS AND DIMENSIONS

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

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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

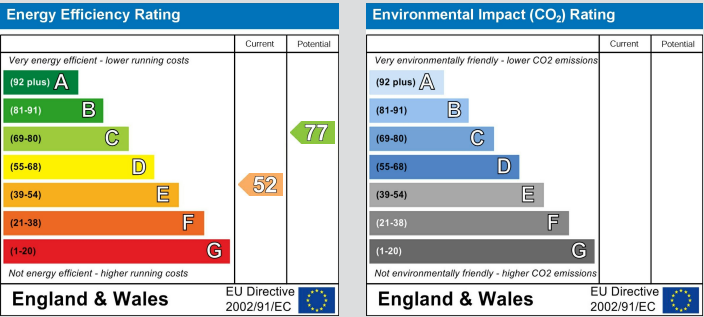
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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