









Arguably one of the finest examples of its kind currently on the rental market in Silksworth Village, this beautifully presented mid terraced cottage with an impressive loft conversion, offers an excellent opportunity for those who require easy access through to Doxford International Business park, A19 and City Centre. This wonderful home is decorated to a superb standard throughout and accommodation includes reception hall, living room, kitchen, ground floor double bedroom and bathroom whilst at first floor level the huge converted loft space accessed via a fixed staircase from the living room is suitable for a variety of uses. Externally there is a lovely courtyard to the rear with a raised timber decked seating area and features of note include gas central heating and UPVC double glazing. Guaranteed to impress all who view, immediate internal inspection is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Reception Hall

Wood effect flooring and radiator.

Bedroom 1

Maximum dimensions into fitted wardrobes, UPVC double glazed window to front elevation, double radiator and laminate flooring.

Living Room

Cast iron wood burning stove, Inglenook fireplace with Railway sleeper effect mantle, stone heart, wood effect laminate flooring, spindle balustrade staircase, UPVC double glazed window to rear elevation and double radiator.

Kitchen

Beautiful kitchen fitted with a range of base and eye level units with wood effect working surfaces incorporating upstands and single drainer stainless steel sink unit, gas hob with brushed steel splashback, overhead extractor hood, built under electric oven, integrated fridge freezer, space and plumbing for integrated washing machine, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to side elevation, wood effect linoleum flooring, radiator, UPVC double glazed door to side elevation leading out into rear courtyard.

Bathroom

Low level WC, washbasin and large walk in shower enclosure with rainforest showerhead and additional riser - lovely white suite with wall and floor tiles, UPVC lined ceiling, UPVC double glazed window to side elevation, ladder design heated towel rail.

First Floor

Converted Loft

Suitable for a variety of uses, velux windows to front and rear elevation., single radiator, LED spots to ceiling.

Outside

Enclosed courtyard to rear with raised timber decked seating area, timber shed, single gate.

Lettings Important Information

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Fawcett

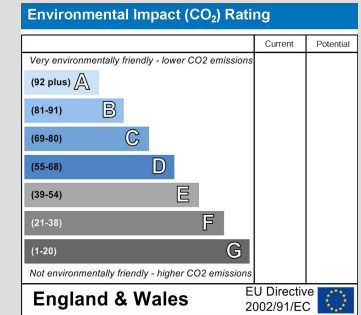
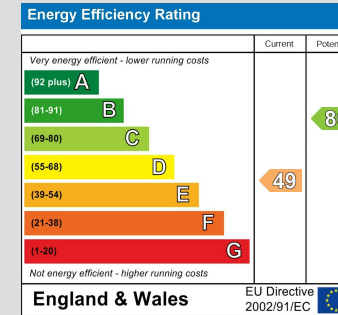
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 or book viewing online at peterheron.co.uk

Ombudsman

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

Opening Times

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



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS