









Sitting in a highly desirable street set within the sought after suburb of New Silksworth, this delightful and well appointed two bedroom semi detached occupying a corner plot offers an exciting opportunity for first time buyers and those looking to downsize. Available with no upward chain, the property internally comprises reception hall, lounge, kitchen/diner, ground floor WC, two double size first floor bedrooms and a bathroom, whilst features of note include gas central heating, UPVC double glazing and gardens to the front, side and rear together with two brick stores. Enjoying commanding views to the rear taking in Tunstall Hills, this fine home is conveniently positioned in a central spot providing easy access into the City Centre and onto the A19 and will be particularly convenient for Doxford, Nissan and Amazon. Internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via Composite front door into hallway.

Entrance Hall

Double glazed window to front, stairs to first floor and radiator. Doors to lounge and kitchen/diner.

Lounge 12'4" x 11'8"



Double glazed bay window to front elevation, feature fireplace, radiator and storage cupboard.

Kitchen/Diner 14'9" x 9'6"



Range of modern wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated gas oven and hob with cooker hood and stainless steel splashback. Space has been provided for the inclusion of a washing machine and fridge/freezer. Double glazed window to rear elevation and radiator. Door to rear lobby.

Rear Lobby

UPVC door to garden and door to WC.

Seperate WC



Low level WC.

First Floor Landing

Bedroom 1 18'1" x 11'3"



Two double glazed windows to the rear, built in sliding door wardrobes, radiator and a storage cupboard.

Bedroom 2 11'5" x 9'3"



Double glazed window to the rear, built in sliding door wardrobes, radiator and a storage cupboard.

Shower Room



Low level WC, washbasin vanity unit and walk in shower, chrome heated towel rail and double glazed frosted window to the rear.

Outside

Low maintenance gardens to the front and rear with the front elevation occupying a generous corner plot.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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

MAIN ROOMS AND DIMENSIONS

Important Notice

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. 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.

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

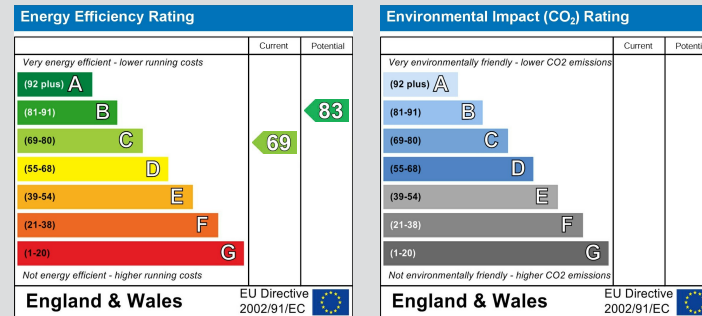
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



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

