









A deceptively spacious cottage with accommodation over two floors and a generous garden, situated within this popular area of Silksworth. Internally the accommodation on the ground floor includes a spacious lounge that opens into a dining room, a fitted kitchen and a bathroom/wc. To the first floor there are two generous bedrooms. Externally there is a block-paved courtyard with double gates providing off street parking and there is a superb lawned garden. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. With no upper chain involved, we highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into the kitchen.

### Lounge 16'10" x 12'4"



Lounge with a radiator, electric fire, double glazed sliding patio doors to the rear and is open plan into the dining room.

### Dining Room 14'3" x 14'11" max



Two double glazed windows to the front, storage cupboard, there is a radiator, stairs to the first floor landing and there is a door to the kitchen.

### Kitchen 15'7" x 7'3" max



With a range of wall and base units with countertops over, incorporating a single bowl Astracast sink and drainer, integrated appliances include an overhead extractor fan, space has been provided for the inclusion of a washing machine, oven and fridge, there is a double radiator, double glazed window and there are doors to the bathroom and dining room.

### Bathroom



With a low level WC, hand wash basin and a bath with overhead shower, part tiled walls, there is a radiator, storage cupboard and a frosted window.

### Bedroom 1 16'10" x 10'3"



With a double glazed window to the rear elevation, integrated sliding door wardrobes and storage, there is a radiator and loft access.

Visit [www.peterheron.co.uk](http://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

## Bedroom 2 13'8"×11'3" max



Double glazed window to the front elevation and a radiator.

## Outside



With gardens to front and rear.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band A

## 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

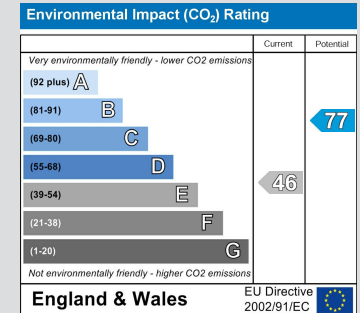
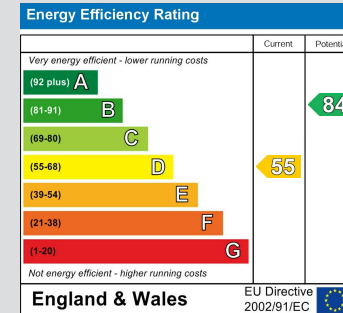
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

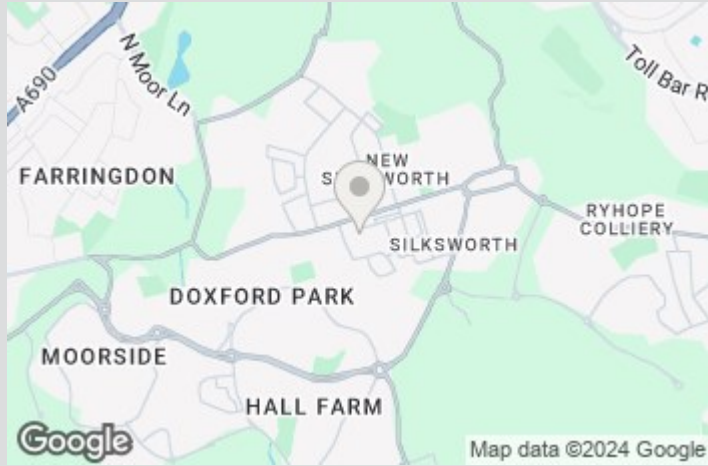
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://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



Visit [www.peterheron.co.uk](http://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



Ground Floor  
Approximate Floor Area  
(56.59 sq.m)



First Floor  
Approximate Floor Area  
(36.18 sq.m)