









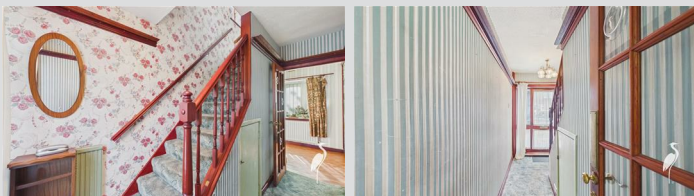
This two bedroom semi detached house is available with no upward, the property would benefit from general updating and modernising but has been sensibly priced accordingly. Internally the accommodation includes entrance hall, lounge, dining room, lean to, kitchen and ground floor wc. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a driveway to the front and good sized lawned garden to the rear. Situated in this ever popular part of Silksworth, close to local amenities, shops and schools as well as offering transport links to surrounding areas. Viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Stairs to first floor with storage under and radiator.

Lounge



Bow window to front, feature arched alcoves with built in storage and gas fire. Radiator and archway into dining room.

Dining Room



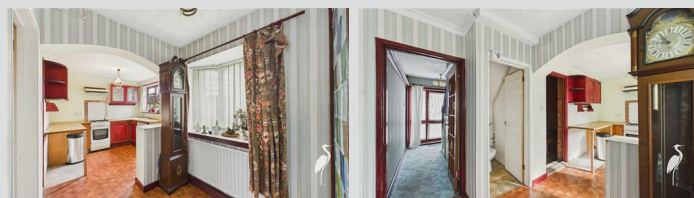
Feature fireplace, storage cupboard and door into lean to. Opening into kitchen.

Lean To



Single glazed windows overlooking the garden.

Kitchen



Bow window to rear, radiator and open plan into kitchen. Doors to WC and outhouse.

Kitchen



Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space for an oven, fridge freezer and washing machine. Radiator, window to rear and door to garden.

Ground Floor WC



Low level WC.

Outhouse
Door to front.

First Floor Landing



Window and access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1



Window to front, radiator, built in wardrobes and furniture.

Bedroom 2



Window to rear, radiator, wall mounted boiler and storage cupboard.

Bathroom



Bath, low level wc and wash basin. Window to rear.

Outside



Driveway to the front providing off street parking whilst to the rear a good sized garden laid mainly to lawn.

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.

Important Notice - Particulars

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

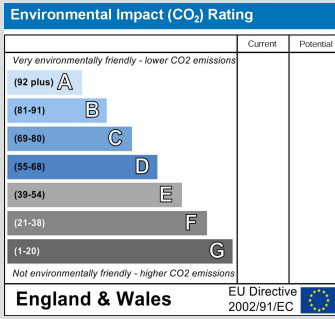
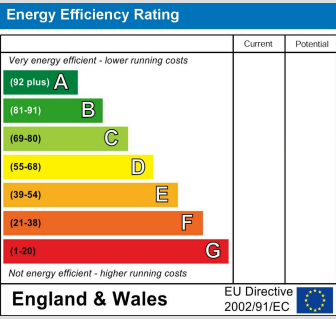
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

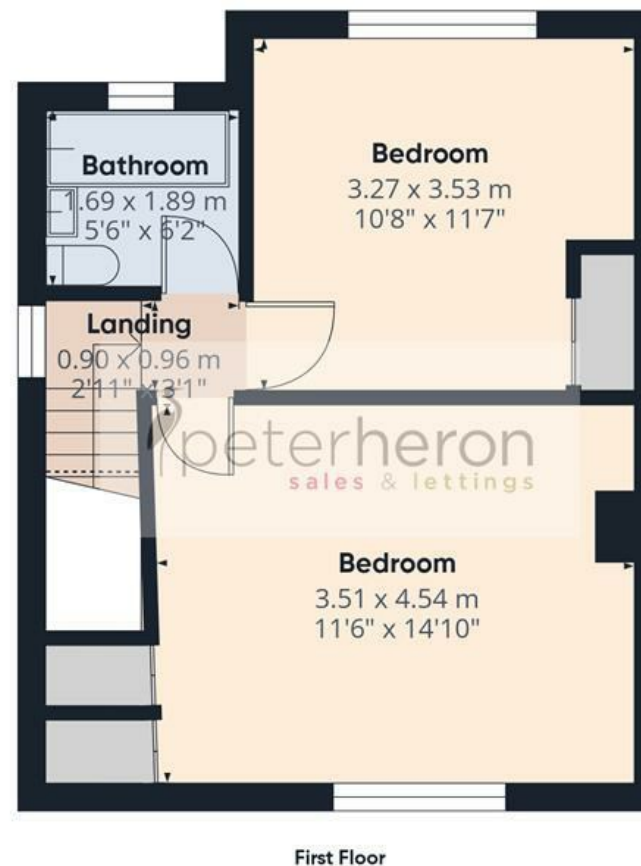
Ombudsman

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



Visit www.peterheron.co.uk or call 01915103323

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



Approximate total area⁽¹⁾

87.8 m²

946 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

