









A spacious three bedroom, two reception room mid terrace dormer cottage with a garden within this popular area of Silksworth. Internally on the ground floor there are two generous reception rooms, kitchen and shower room/wc whilst to the first floor there are three well-proportioned and a wash room/wc. Benefits of the property include double glazing, gas central heating to radiators, a yard and a generous garden. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Vestibule

Hallway



Door to lounge.

Dining Room 12'5" x 12'2"



Double glazed window overlooking the garden, radiator and doors leading through to lounge.

Lounge 14'5" x 12'1"



Double glazed window looking into courtyard, radiator, built in storage cupboard and doors to kitchen and rear lobby.

Kitchen 13'9" x 7'8"



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer, washing machine and tumble dryer, radiator and double glazed window. The room opens through to lobby.

Lobby

Built in cupboard and a door to shower room and external Composite door providing access out to courtyard.

Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower, two chrome ladder style radiators and double glazed window.

Rear Lobby

Double glazed window and staircase to first floor.

First Floor Landing

Bedroom 1 13'8" maximum x 11'6"



Double glazed window, radiator and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'11" x 9'10"



Double glazed window overlooking the garden and radiator.

Washroom/WC



Fitted WC and mini washbasin.

Bedroom 3 12'2" x 6'9"



Double glazed window overlooking the garden and radiator.

Outside



Courtyard and generous low maintenance garden.

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.

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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

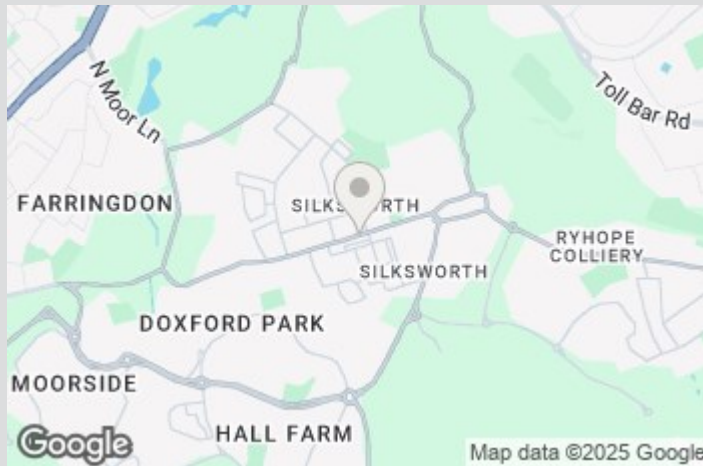
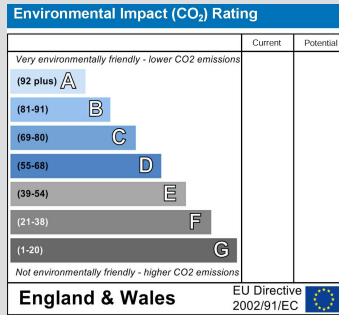
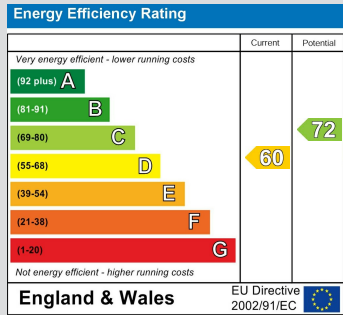
Ombudsman

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MAIN ROOMS AND DIMENSIONS

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



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Ground Floor
Approximate Floor Area
(60.40 sq.m)



First Floor
Approximate Floor Area
(44.20 sq.m)

28 Silksworth Terrace