









An extended three bedroom semi-detached home, situated within this ever popular area of Silksworth, available for sale with no upper chain involved. Internally the spacious accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, generous lounge, dining room, kitchen, utility and a shower room/wc. To the first floor there are three well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear, a driveway and attached garage. This ever-popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC door.

Entrance Porch

Inner UPVC door to entrance hall.

Hall



Radiator and stairs to first floor with under stair storage. Doors leading to the lounge, dining room and kitchen.

Lounge 14'3" x 13'5"



Double glazed window to the front elevation, feature electric fireplace and a radiator.

Dining Room 13'4" x 12'5"



Wooden glass panelled doors leading to the garden and a feature fireplace.

Kitchen 10'7" x 7'3"



Wall and base units with countertops over incorporating a 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated gas oven and hob with cooker hood over. Double glazed window to the rear. Open plan into utility.

Utility 11'5" x 8'1"



Providing space for a washing machine, tumble dryer and fridge freezer. Radiator and double glazed window to the rear. Doors to the garage, rear garden and shower room.

Shower Room



Low level WC, washbasin and walk in shower, frosted window to the rear.

First Floor Landing

Double glazed window to side and access hatch to loft.

Bedroom 1 14'0" x 7'10"



Two double glazed windows to the rear, radiator and built in wardrobes and dressing table.

Bedroom 2 11'6" x 9'7"



Double glazed window to the front, radiator and built in storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'5" x 9'7"



Double glazed window to the front and built in wardrobes.

Bathroom



Low level WC, washbasin and panel bath with wall mounted shower, radiator and double glazed frosted window.

Outside



Generous gardens to the front and rear, benefitting from a block paved driveway providing off street parking and a garage.

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.

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

Important Notice

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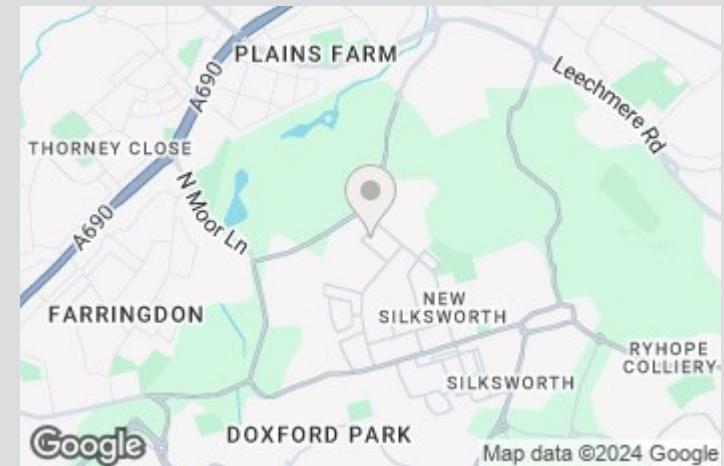
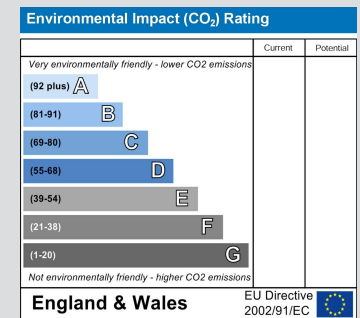
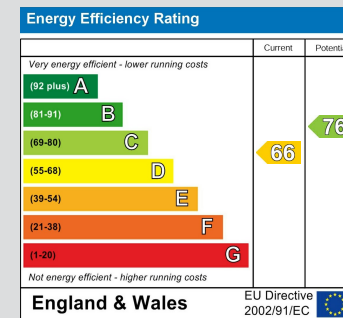
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

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.



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Ground Floor
Approximate Floor Area
(87.25 sq.m)



First Floor
Approximate Floor Area
(55.15 sq.m)

