





MT12 ZUD

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This deceptively spacious and well presented three bedroom mid terrace home is ideal for families and first time buyers. The well proportioned accommodation is arranged over two floors and comprises of a lounge, dining room, breakfasting kitchen and bathroom, whilst at first floor level there are three bedrooms and shower room all benefiting from gas central heating and double glazing where stated. Externally there is an enclosed courtyard to the rear. Situated in the popular and well established residential area of Silksworth, located close to many excellent amenities including schools, Sainsburys, Silksworth Ski slope, the A19, Nissan, Doxford International Business park and boasts excellent transport links to the City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via UPVC front door with inner door to the

Lounge 17'2" x 12'5" into alcoves



Feature fireplace, radiator and a double glazed window to the front elevation. Open plan to

Sitting Room 13'11" x 14'3"



Double radiator, feature fireplace, storage cupboard and double glazed window to the rear elevation. Stairs to first floor and door to

Breakfasting Kitchen 16'7" x 7'6"



With a range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit. Space has been provided for the inclusion of an oven, washing machine, fridge freezer and a dishwasher. There is a radiator, breakfast bar, part tiled walls and double glazed window to the rear elevation. Door leading to the rear hall.

Rear Hall

Storage cupboard, UPVC door to courtyard and door to bathroom.

Bathroom/WC



Panelled bath with shower overhead, low level WC, hand wash basin, chrome heated towel rail and a double glazed window to the rear elevation.

First Floor Landing

Landing with doors to the three bedrooms and shower room.

Bedroom 1 13'10" x 8'9" max



Integrated sliding door wardrobes, radiator and a double glazed window to the front elevation.

Bedroom 2 12'2" x 9'0" min



Integrated sliding door wardrobes, radiator and a double glazed window to the rear elevation.

Bedroom 3 10'7" x 6'5"



Radiator and double glazed window to the front elevation.

Shower Room/WC



Walk in shower, hand wash basin, low level WC, chrome heated towel rail and double glazed frosted window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the rear of the property there is a courtyard.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

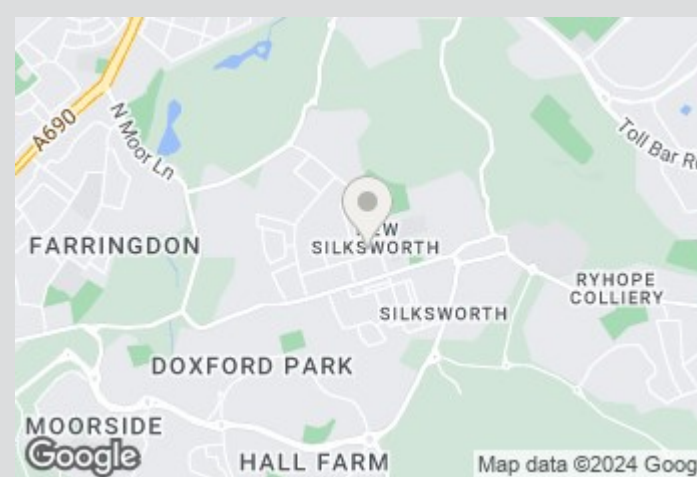
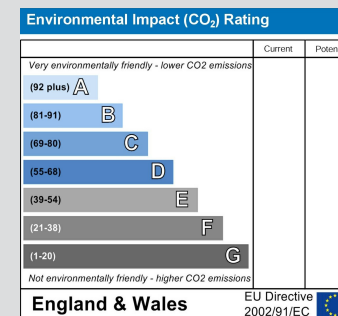
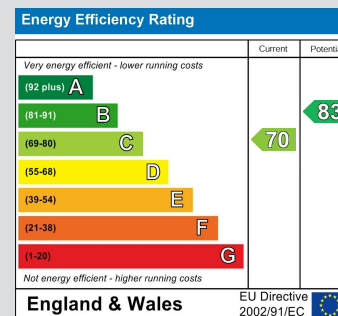
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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