









A spacious and impressive three bedroom, two reception room mid terrace property, situated within this popular area of Silksworth. Internally on the ground floor there is a hall, two generous reception rooms, modern kitchen and a contemporary bathroom/wc whilst to the first floor there are three well-proportioned bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a courtyard to the rear. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall

Radiator and door to dining room.

Lounge 10'10" x 11'9" not including alcoves



Double glazed window to the front elevation, radiator, open plan into

Dining Room 14'1" x 14'1"



Gas feature fireplace, double radiator, two double glazed windows to the rear elevation, stairs to the first floor and door to kitchen.

Kitchen 6'5" x 12'2"



Range of wall and base units with work surfaces over incorporating a single bowl sink and drainer unit. Integrated gas oven and hob with overhead fan and glass splashback. Double glazed window to the rear elevation and space for a fridge/freezer and washing machine, double radiator.

Rear Hall

Radiator, door to bathroom and door to rear courtyard.

Bathroom



Low level WC, hand wash basin, bath with overhead shower, chrome ladder style radiator and part tiled walls.

First Floor Landing

Bedroom 1 9'9" x 15'6" max



Double glazed window to front and radiator.

Bedroom 2 10'8" x 13'5" max



Double glazed window to rear and radiator.

Bedroom 3 12'2" x 6'4"



Double glazed window to the front and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Low maintenance courtyard to the rear with shed.

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

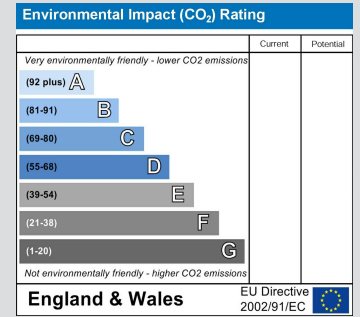
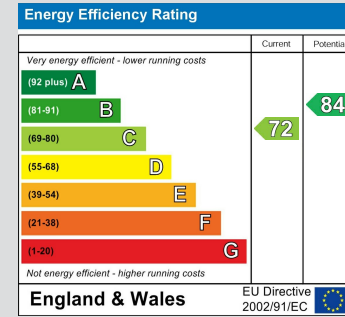
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

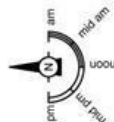


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Ground Floor
Approximate Floor Area
(54.41 sq.m)



Room In Roof
Approximate Floor Area
(39.56 sq.m)