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Somerset Cottages, Silksworth, Sunderland

Guide price £50,000







For Sale by Modern Method of Auction; Starting Bid Price £50,000 plus reservation Fee.

Set in a private pedestrianised street, this three bedroom mid terraced home offers a comfortable living space and comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally there is a town garden to the front and an enclosed courtyard to the rear. Conveniently positioned within walking distance of many excellent amenities including schools, Silksworth Ski slope, Sainsburys supermarket and only a short drive from Sunderland City Centre and the A19.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door with inner wooden glass paneled door to the reception hall.

Reception Hall

Stairs to the first floor, radiator and a door to the dining room.

Lounge 12'5" x 12'4"



Double glazed window to front, radiator, feature fireplace. Open plan into dining room.

Dining Room 15'8" x 13'0"



2x double glazed windows to the rear, 2x radiators and a door to the kitchen.

Kitchen 14'10" x 6'8"



Wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap.

Space for oven, fridge freezer and washing machine. Double glazed windows and wooden door to rear. Door to the bathroom.

Bathroom



Low level WC, wash hand basin, bath with shower over, double radiator and double glazed window to rear.

First Floor Landing



Landing with a double glazed window to the rear and doors to

Bedroom 1 12'7" x 10'7"



Double glazed window to the rear, radiator.

Bedroom 2 9'9" x 7'8"



Double glazed window to the front and a double radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'5" x 8'1" max



Double glazed window to the front and a double radiator.

Outside

Private resident only pathway to access the front, low maintenance courtyard to the rear.

Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council TaxBand

The Council Tax is Band A.

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Viewings Fst

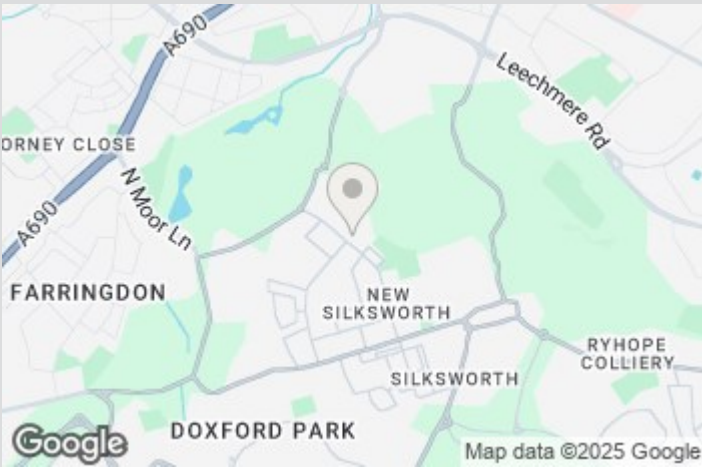
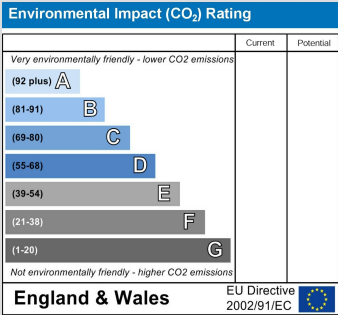
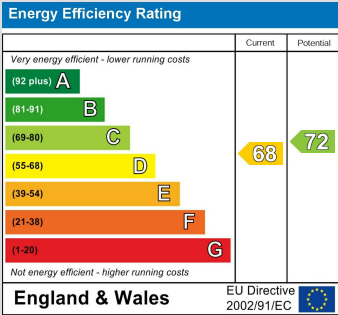
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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