









We are delighted to offer this well presented semi detached house to the sale market. The accommodation is arranged over two floors and comprises entrance porch, lounge, dining kitchen, two bedrooms and bathroom all benefiting from UPVC double glazing, gas central heating and security alarm system. Externally there are gardens to front and rear. Situated in the popular residential area of Silksworth the property is close to all local amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

With UPVC double glazed door to:

Entrance Porch

With laminate flooring, UPVC double glazed door to:

Lounge 18'4" x 12'5"



With UPVC double glazed bow window to the front, living flame gas fire and feature fireplace surround, radiator, stairs to first floor, double doors leading to the dining kitchen.

Dining Kitchen 18'0" x 9'9"



Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, gas hob, electric oven, extractor fan, double glazed patio doors leading to the garden, UPVC double glazed window to the side, radiator.

First Floor

Landing

With loft access, doors leading to the bedrooms and bathroom.

Bedroom One 14'10" x 11'5"



With two UPVC double glazed windows to the front, built in

cupboard housing the wall mounted gas central heating combination boiler, radiator.

Bedroom Two 11'7" x 10'9"



With UPVC double glazed window to the rear, radiator.

Bathroom 6'1" x 5'5"



With bath and shower over, WC, wash hand basin, UPVC wall covering, radiator, UPVC double glazed window to the rear.

Outside



To the front there is a block paved garden whilst to the rear there is a delightful garden laid mainly to lawn with a patio area and mature hedges.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

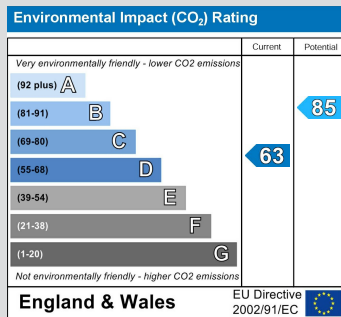
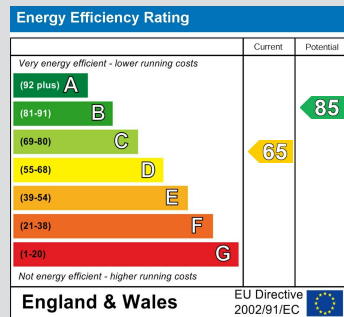
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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