









A beautifully presented three bedroom end terrace dormer cottage, providing spacious accommodation and a superb garden within this popular area of Silksworth. Internally on the ground floor there are two generous reception rooms, modern kitchen and a contemporary bathroom/wc whilst to the first floor there are three well-proportioned bedrooms and a wash room/wc. Benefits of the property include double glazing and gas central heating to radiators. Externally there is a courtyard and a delightful garden laid mainly to lawn and a hardstanding, currently fenced off but previously used for off street parking. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. We highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Lounge 16'11" into alcoves x 12'4"



This spacious room has a double glazed French door leading out into the garden, double glazed window and a radiator, there is access through to the dining room.

Dining Room 15'1" x 13'9"



Double glazed window, radiator and door to the kitchen.

Kitchen 13'9" x 7'8"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a cooker and a washing machine, there is a double bay window, radiator and an arch way through to the lobby.

Lobby

Space provided for the inclusion of a fridge freezer and a tumble drier, there is a wall mounted boiler and a door to the bathroom.

Bathroom



With modern suite comprising of a low level WC, pedestal wash hand basin and a panel bath with mains fed shower over, chrome ladder style radiator, tiled walls and double glazed window.

First Floor Landing

Doors to the three bedrooms and washroom.

Washroom/WC



Fitted with a low level WC and pedestal wash hand basin.

Bedroom 1 16'3" x 9'6" max measure inc fitted robes



Double glazed window, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'4" x 9'10" max measurements



Double glazed window and radiator.

Bedroom 3 12'1" x 6'8"



Double glazed window and radiator.

Outside



There is a courtyard area and a separate garden laid mainly to lawn with patio area and a hard standing that is currently fenced off and is formally used for off street parking, there is also a useful 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

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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.

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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

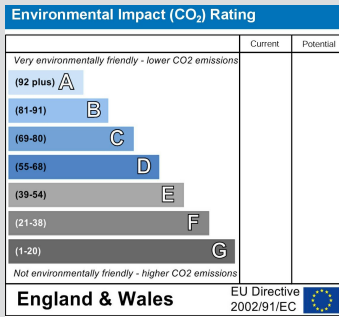
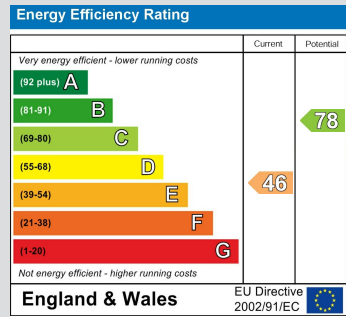
Ombudsman

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

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