







This impressive three bedroom mid terrace home provides immaculate and deceptively spacious accommodation. The well proportioned accommodation is arranged over two floors and comprises of a hall, lounge, opening through to a dining room, a fitted kitchen, a contemporary bathroom and a separate wc, whilst at first floor level there are three bedrooms. Benefits of the property include double glazing, gas central heating to radiators and a courtyard to the rear. Situated in the popular and well established residential area of Silksworth, the property is ideally located for local amenities, shops and schools, as well as offering excellent transport links to the City Centre and wider road networks. Viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door.

Entrance Hall

Radiator.

Lounge 12'6" x 12'0"



Double glazed window to front and radiator. Open plan into dining room.

Dining Room 15'1" x 12'7"



Double glazed window to rear and radiator.

Kitchen 14'2" x 7'4"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer. Space provided for an oven, washing machine and fridge freezer. 2x double glazed windows to rear and radiator.

Rear Hall

UPVC door to rear.

Bathroom



Washbasin set into vanity unit and bath with shower over, chrome ladder style radiator and double glazed window to rear.

Separate WC



Low level WC with concealed cistern, double glazed window to rear.

Inner Hall

Double glazed window to rear, radiator and stairs to first floor.

First Floor Landing

Bedroom 1 15'10" x 13'8"



Double glazed window to rear, radiator and built in sliding door wardrobes.

Bedroom 2 14'2" x 9'6"



Double glazed window to front, radiator and built in sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'8" x 6'1"



Velux window and radiator.

Outside



Low maintenance rear 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 - Particulars

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. 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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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 £300.00 by Movewithus 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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