









An attractive semi-detached dormer bungalow, providing well-appointed accommodation over two floors, situated on Silksworth Lane within this ever popular area. On the ground floor there is a hall with staircase to the first floor, lounge with bay window, dining room with access to a delightful conservatory and to a fitted kitchen. There is a useful utility, a modern bathroom/wc and a double bedroom, completing the ground floor accommodation. On the first floor there is a double bedroom with a dressing area and a storage room. Externally there is a driveway, garage and superb, mature gardens to the front and rear. This ideal location provides convenient access for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. With no upper chain involved, early viewing advised!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed composite entrance door.

Hall

Staircase to first floor landing, UPVC double glazed window, under stairs storage cupboard and a radiator.

Lounge 18'1" into bay x 11'11" into alcove



UPVC double glazed bay window to the front, radiator, coved cornicing, gas fireplace with feature surround.

Dining Room 12'11" x 11'11" into alcove



UPVC double glazed patio doors to the conservatory, radiator, feature gas fireplace, coved cornicing and open to the kitchen.

Kitchen 8'2" x 7'2" maximum



Fit with base and eye level units with working surfaces over incorporating a sink unit. Integrated appliances include an oven, hob, extractor hood and fridge freezer. There's also tiled splashbacks, UPVC double glazed window to the rear. A door leads to the utility.

Utility 4'6" x 6'8" maximum



With works surfaces providing space under for a washing machine, built in cupboard housing the central heating boiler, UPVC double glazed window to the rear and a door to the rear garden.

Conservatory 8'10" x 7'10"



UPVC double glazed windows and French doors to the rear garden.

Bedroom 2 10'9" x 11'3"



UPVC double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fit with a low level WC with concealed cistern, wash basin set into vanity unit and a panelled bath with shower head over and shower screen. There's part tiled walls and UPVC double glazed window.

First Floor Landing

With a skylight window providing natural light.

Bedroom 1 17'0" x 9'1" not including alcove



UPVC double glazed window to the rear and a radiator. Door to the dressing room.

Dressing Room 6'7" x 7'1" maximum



With a sloping ceiling.

Storage Room



With a sloping ceiling and a skylight.

Outside



There's a gated driveway to the front leading to a detached garage for off street parking as well as established borders, whilst to the rear there's a generous garden, laid mainly to lawn with a patio and established planting.

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

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MAIN ROOMS AND DIMENSIONS

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.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1928 and the Ground Rent is £5.25

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C

Fawcett Street Viewings

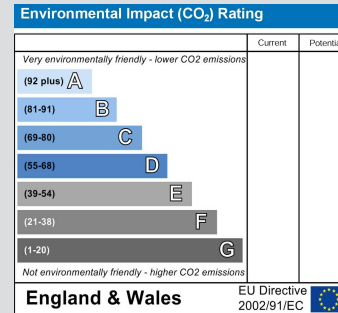
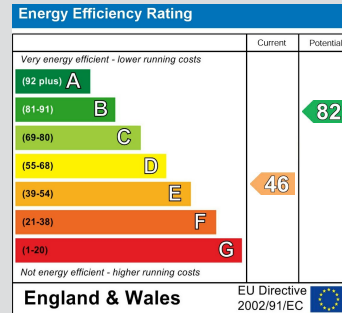
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

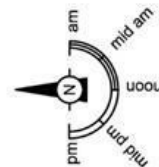


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Ground Floor
Approximate Floor Area
(56.26 sq.m)



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

47 Silksworth Lane