









This stunning, extended house provides spacious and beautifully appointed accommodation within this ever popular area of Silksworth. The stylish accommodation is accessed via an entrance porch, there is an attractive lounge to the front and to the rear a fabulous open plan dining kitchen. The kitchen is fitted with an excellent range of units and features an island with breakfast bar, a roof lantern and doors leading out to the patio area. To the first floor there are two well-proportioned double bedrooms and an impressive, contemporary bathroom/wc. Externally there is a garden with a driveway to the front, an attached 25ft long garage and a generous garden to the rear. This ever-popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. We highly recommend viewing to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to porch.

Entrance Porch

Double glazed windows and inner door leading through to lounge.

Lounge 14'10" not including staircase area x 11'2"



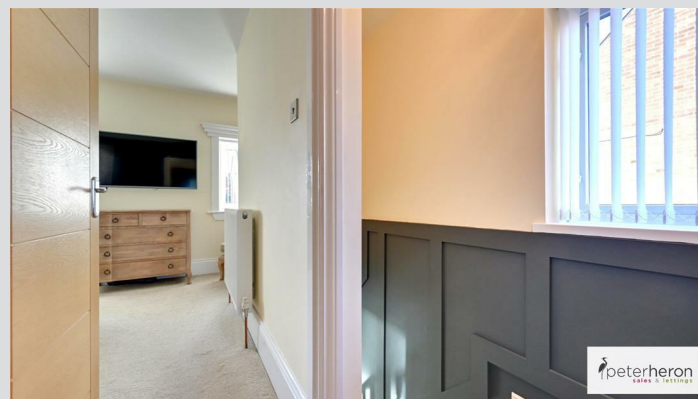
Double glazed bow window to front, radiator, attractive feature fireplace with living flame effect gas fire, staircase to first floor with part panelled walls.

Dining Kitchen 18'1" x 9'1" plus 12'0" x 10'5"



The kitchen is fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, feature island with breakfast bar, integrated appliances include an oven, hob, fridge and freezer, the central heating boiler is concealed behind a matching fronted unit, roof lantern providing additional natural light, double glazed French door leading out to rear patio area, double glazed windows, radiator, built in cupboard and door to garage.

First Floor Landing



Double glazed window to side.

Bedroom 1 14'11" not including recess x 11'4"



Two double glazed windows to the front, radiator and built in cupboard.

Bedroom 2 9'5" x 9'1"



Double glazed window to the rear, radiator and built in cupboard.

Bathroom



A fabulous contemporary suite with low level WC with concealed cistern, washbasin set into vanity unit and a panel bath with both a shower attachment and mains shower over, period style radiator with heated rail and double glazed window.

Outside



To the front of the property there is a lawned garden with a driveway providing off street parking and to the rear a generous garden with a driveway providing off street parking and access to the garage. Whilst to the rear there is a generous garden laid mainly to lawn with a patio area.

Garage 25'7" long x 10'10" wide

Attached garage with a roller shutter access door, double glazed door to rear garden, single glazed window, internal door to the dining kitchen, fitted sink unit and space for washing machine.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

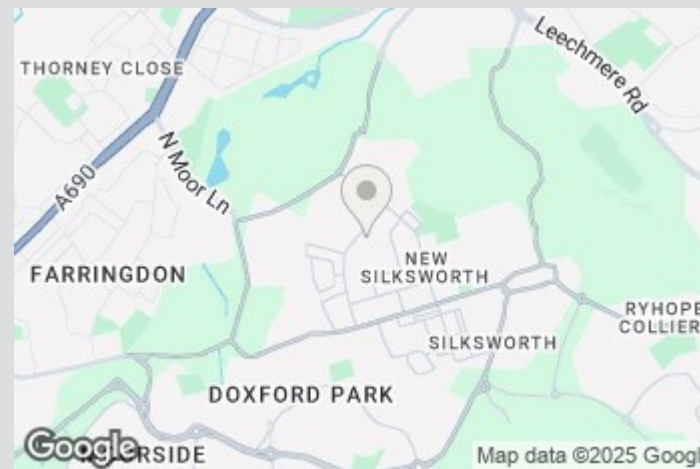
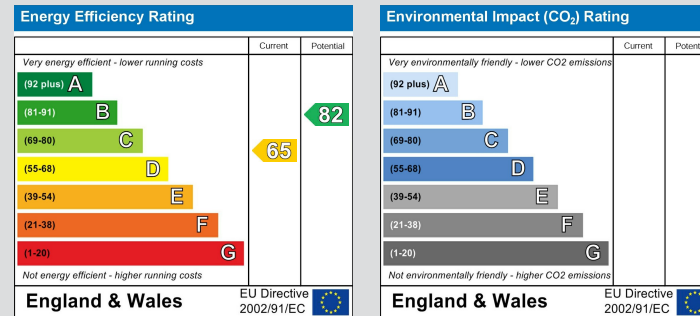
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

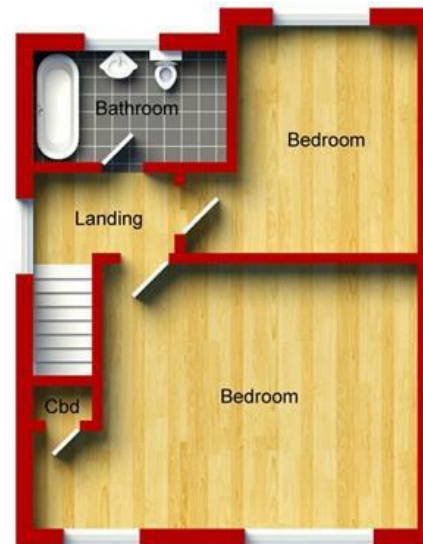
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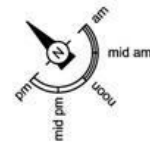
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Ground Floor
Approximate Floor Area
(53.30 sq.m)



First Floor
Approximate Floor Area
(39.20 sq.m)



5 Devon Drive