

Symington Gardens, Silksworth, Sunderland £175,000











This extended three bedroom semi-detached house provides deceptively spacious accommodation within this highly sought after area. Internally the attractive accommodation on the ground floor includes an entrance porch, a generous lounge and a kitchen that opens through to a dining area and a fabulous garden room. Completing the ground floor is a shower room with a sauna. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there are delightful gardens to the front and rear. Located within this ever popular area, the property is within easy access of many local amenities including schools and shopping facilities and there are excellent connections to Sunderland City Centre, the A19 and A690. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via wooden entrance door into

Entrance Porch
Double glazed windows and inner UPVC door to

Lounge




Double glazed bay window to front, two radiators, exposed stone chimney breast, and stairs to first floor with storage under. Doors to downstairs shower room and kitchen.

Kitchen





Range of wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated oven with hobs and hood. Space for a fridge freezer, washing machine and dishwasher. Radiator. Open plan into dining area and the garden room.

Dining Area




Double glazed UPVC French patio doors to the rear and a double radiator.

Garden Room





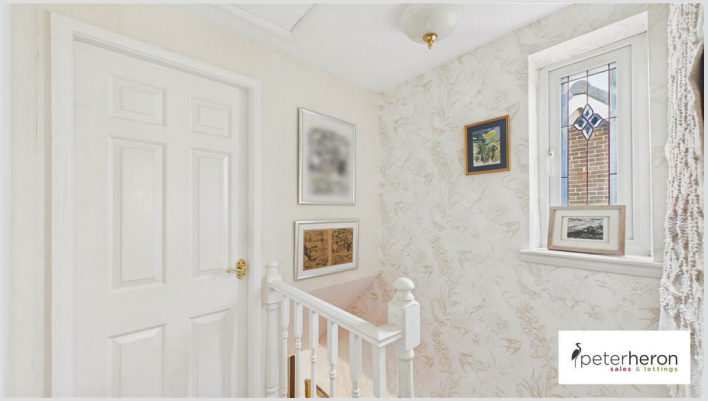
Two Velux windows, six double glazed windows and a full height glazed window.

Downstairs Shower Room




Shower cubicle and built in sauna. Chrome heated towel rail and double glazed window to the front.

First Floor Landing



Double glazed window, access point to loft.

Bedroom 1





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

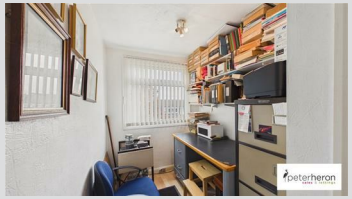
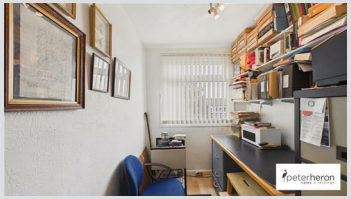
Bedroom 2




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

MAIN ROOMS AND DIMENSIONS

Bedroom 3

Double glazed window to front and built in storage cupboard.

Bathroom




Bath with shower over, hand wash basin set into vanity unit with mirror. Double glazed window to rear and a chrome heated towel rail.

Separate WC



Low level WC.

Garden





Attractive rear garden laid predominantly to lawn benefitting from a shed.

Tenure FH
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

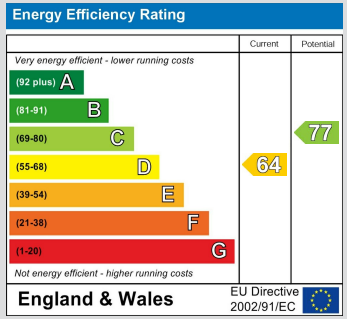
Council TaxBand
The Council Tax is Band B.

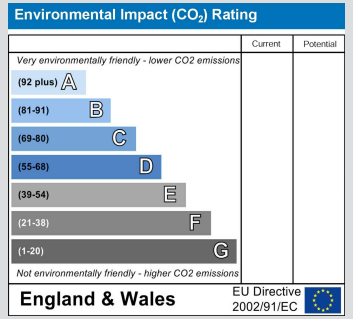
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Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

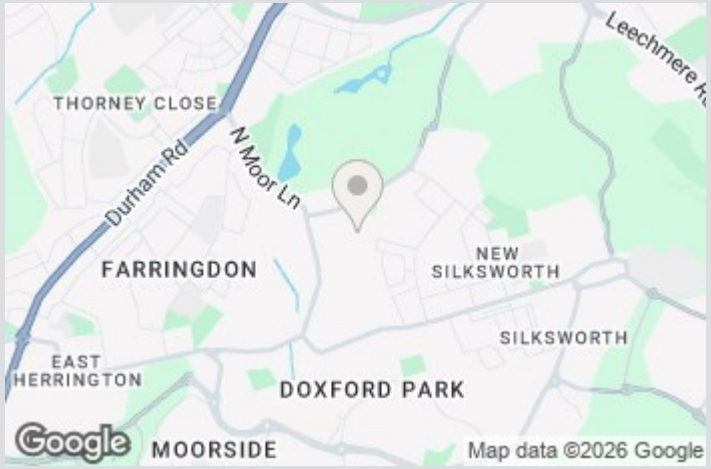
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

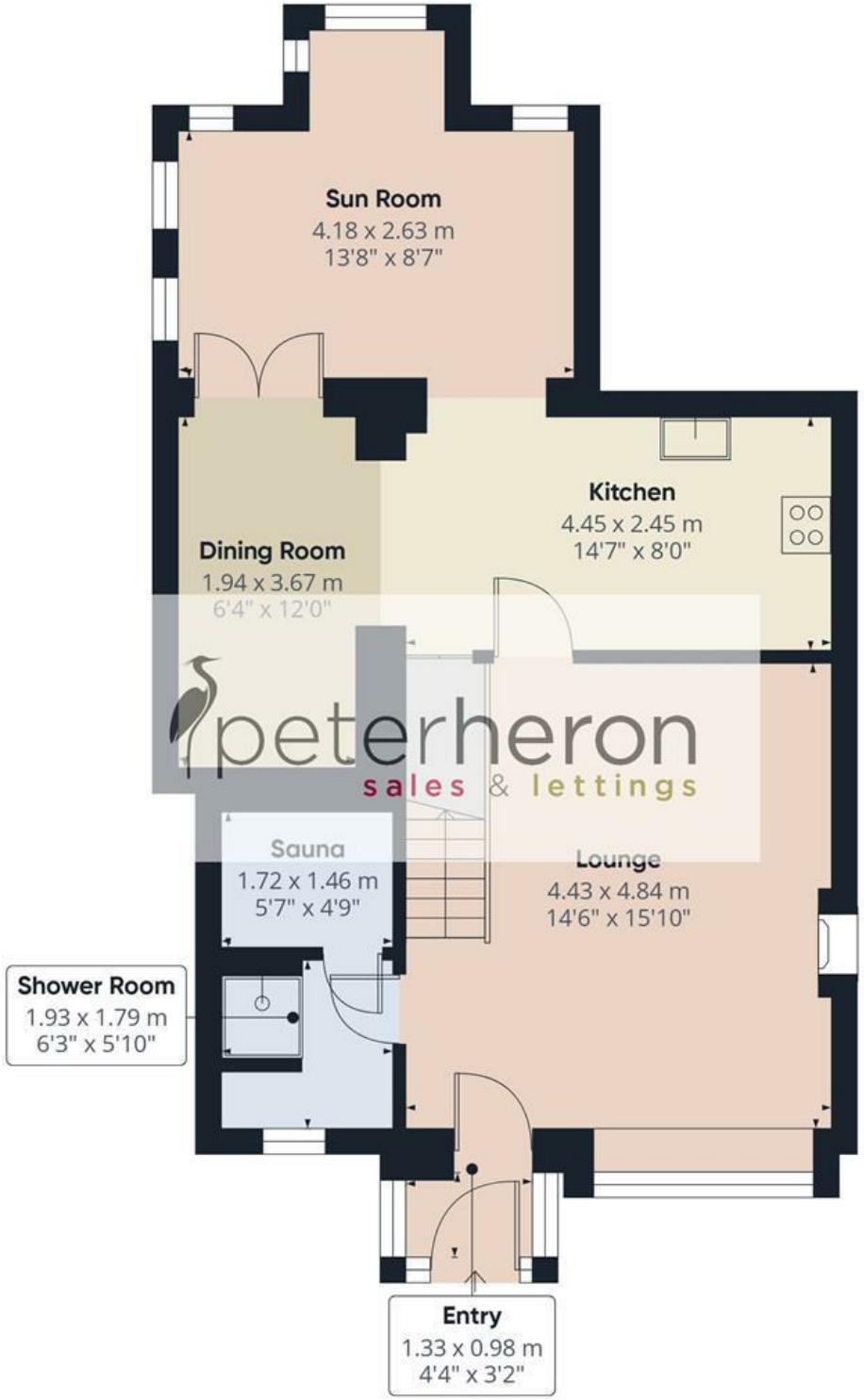
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MAIN ROOMS AND DIMENSIONS





Ground Floor

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Approximate total area(1)

61 m²

655 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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