









This stunning two bedroom semi detached house has been comprehensively updated and modernised by our clients and early internal inspection is highly recommended. Internally the accommodation on the ground floor comprises reception hall, lounge, breakfasting kitchen and a separate WC. To the first floor there are two well proportioned bedrooms and a modern bathroom. Externally there is a garden to the front with block paved area, and to the rear a pleasant garden with patio seating area.

Located in the popular area of Silksworth, close to local amenities, shops and schools as well as offering transport links to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via Composite front door into

Entrance Hall



Stairs to the first floor, radiator, double glazed frosted window and doors to the lounge and kitchen.

Lounge 12'3" x 11'7" into alcoves



Double glazed window to the front elevation, radiator and multi fuel stove.

Breakfasting Kitchen 13'3" x 9'9"



Range of modern wall and base units with wood effect counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated appliances include oven, gas hob and dishwasher. Space has been provided for a fridge freezer and washing machine. Breakfast bar, double glazed window to the rear, storage cupboard and radiator.

Seperate WC



Low level WC.

Outouse 17'3" x 5'1" plus 9'0" x 6'4"



The vendors have converted the outhouse into a delightful area, radiator, double glazed UPVC French doors to the rear

and UPVC door to the front. Double glazed window to rear elevation.

First Floor Landing

Double glazed window to the side.

Bedroom 1 12'7" x 11'5" into wardrobes



Two double glazed windows to the front elevation, double radiator, built in storage cupboard and built in mirror fronted sliding door wardrobes.

Bedroom 2 10'10" x 9'6"



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

Shower Room



Low level WC, wash hand basin and vanity unit, walk in shower cubicle with halo shower and vertical radiator.

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

MAIN ROOMS AND DIMENSIONS

Outside



Block paved area to the front, low maintenance front and rear gardens.

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 A.

Important Notice

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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 £210.00 by Movewithus Ltd.

Viewings Fst

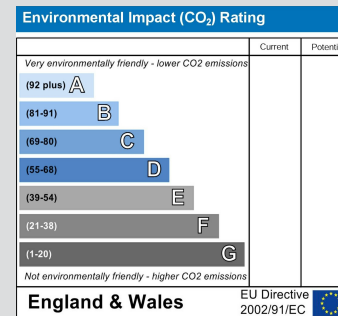
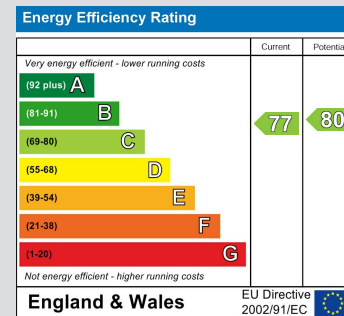
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times 2

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