









An impressive and spacious two bedroom semi-detached home, available with immediate vacant possession and no upper chain involved, within this ever popular area of Silksworth. The property is accessed via an entrance porch connecting through to a hall with staircase to the first floor. To the front there is an attractive lounge and to the rear a fabulous modern kitchen, fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances, double doors lead through to a delightful conservatory. There is a lobby accessed from the kitchen with a downstairs wc, a useful utility and a versatile room that has been used as a study. To the first floor there are two well-proportioned bedrooms and an impressive bathroom/wc. Externally there is a generous driveway to the front and a 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. Viewing is essential to appreciate the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Porch



Spacious entrance porch with double glazed windows, tiled floor, radiator and doors leading off to both the hall and to the study.

Hallway



With a radiator and a staircase to the first floor with under stairs cupboard, doors lead off to the lounge and kitchen.

Lounge 8'4" x 12'6" into alcove



With a double glazed bow window to the front, a radiator and an attractive feature fireplace.

Kitchen 14'7" x 9'0"



The kitchen is fitted with an excellent range of modern wall and base units with luxury work surfaces over incorporating an inset 1/2 bowl sink unit. Integrated appliances include a double oven, a gas hob, fridge, a freezer and a dishwasher. The central heating boiler is concealed behind a matching fronted kitchen unit and there is a door to the lobby and double doors through to the conservatory.

Conservatory 14'3" x 12'0"



A delightful conservatory with a double glazed French door to the garden, double glazed windows and two radiators.

Lobby



With a door to the WC and a door to the utility.

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MAIN ROOMS AND DIMENSIONS

WC



With a fitted WC.

Utility 10'11" x 6'4"



With fitted units and space has been provided for the inclusion of a washing machine and a tumble drier, there is a radiator, a double glazed door to the rear garden, a double glazed window to the rear and a door to the study.

Study 8'8" x 10'11"

This versatile room has most recently been utilised as a

study but would be suitable for a variety of other uses, and can be accessed from both the entrance porch and also the utility, there is a double glazed window to the front and a radiator.

First Floor Landing

With a double glazed window to the side and doors leading off to the two bedrooms and bathroom.

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



A generous bedroom with two double glazed windows to the front, a radiator and a built in cupboard.

Bedroom 2 11'8" x 10'9" max measure into recess



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

Bathroom



Contemporary suite with a low level WC with concealed cistern wash hand basin set into vanity unit and a P shaped panel bath with mains fed shower over, there is a chrome ladder style radiator, tiled walls and floor and a double glazed window.

Outside

There is a generous patterned concrete driveway to the front providing off street parking whilst to the rear there is a garden.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band A.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

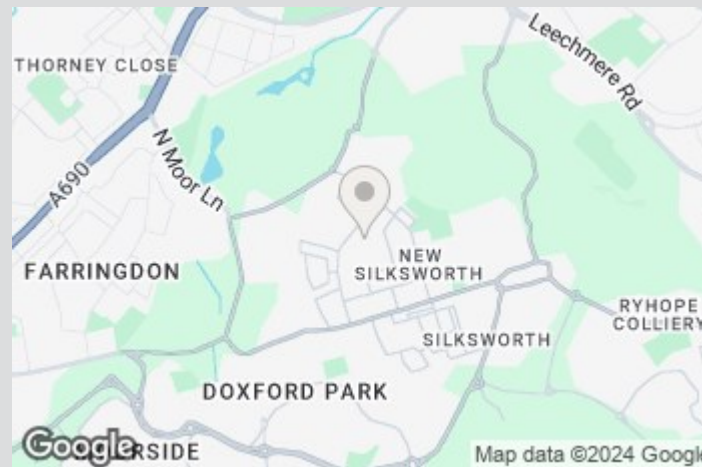
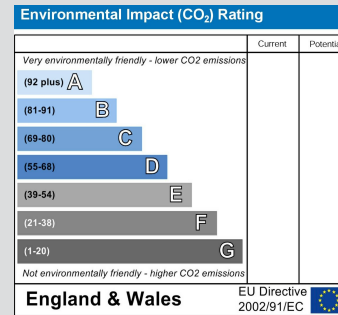
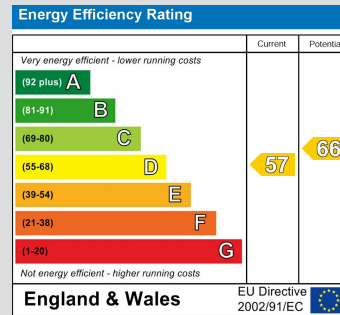
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

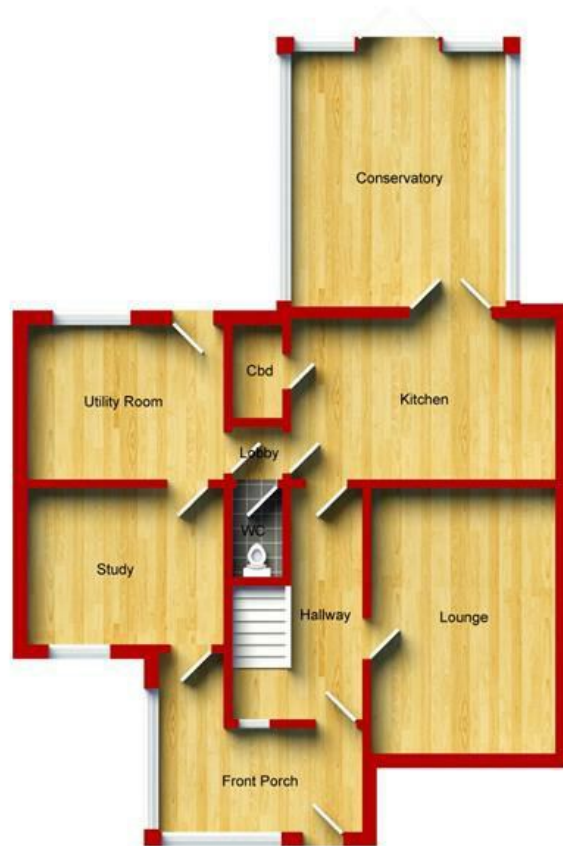
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Ground Floor
Approximate Floor Area
(84.20 sq.m)



First Floor
Approximate Floor Area
(40.00 sq.m)

