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- \* SPACIOUS 3/4 BEDROOM PROPERTY \* GOOD SIZED REAR GARDEN \*
- \* SOUGHT AFTER CLOSE \* CLOSE TO SHOPS AND AMENITIES \*
- \* OFF ROAD PARKING \* EXTENDED TO THE REAR \*
- \* SPACIOUS RECEPTION ROOM \* UTILITY ROOM \* VIEWING ADVISED \*
- \* NO FORWARD CHAIN \*



15 Silver Birch Close  
Wilmington, DA2 7NH

£525,000 - £550,000

Village Estates are pleased to present to the market this spacious 1500 SQ FT bungalow situated in a sought after location. Offering a rear extension, loft room and spacious front and rear gardens. Offered with the added benefit of NO FORWARD CHAIN viewing comes highly recommended....



**EPC RATING D**  
**COUNCIL TAX BAND E**



We understand this property is Freehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
Monday to Friday 9am-6pm, Saturday 9am-5pm  
**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.