









A newly refurbished three bedroom mid terrace dormer cottage with a superb garden, providing spacious and immaculate accommodation within this popular area of Silksworth. Internally on the ground floor there are two generous reception rooms, modern kitchen and a contemporary bathroom/wc whilst to the first floor there are three well-proportioned bedrooms. Benefits of the property include double glazing and gas central heating to radiators. Externally there is a courtyard and a delightful garden laid mainly to lawn. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. With immediate vacant possession and no upper chain involved, we highly advise early viewing to appreciate the accommodation on offer and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Lounge 17'5" into alcove x 12'5"



This spacious room has double glazed French doors leading out onto the garden, radiator and double doors leading into the dining room.

Dining Room 15'1" x 13'0" not including staircase area



Double glazed window looking into courtyard, radiator, staircase to first floor with understairs storage cupboard and door to kitchen.

Kitchen 15'7" x 7'11"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit,

space for cooker, fridge freezer, washing machine and tumble dryer. Attractive Amtico flooring, double glazed window, radiator and door to rear lobby.

Rear Lobby

Double glazed door to courtyard. Internal door to bathroom. Amtico flooring.

Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and panel bath with mains shower over, tiled walls, ladder style radiator, double glazed window and Amtico flooring.

First Floor Landing

Bedroom 1 12'10" max into dormer area x 14'2"



Double glazed window and radiator.

Bedroom 2 7'8" x 11'1" extending to 15'1"



Double glazed window and a radiator.

Bedroom 3 7'9" x 7'2"



Velux window and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Enclosed courtyard and a generous garden laid mainly to lawn with a patio and gravelled area.

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.

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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.

Fawcett Street Viewings

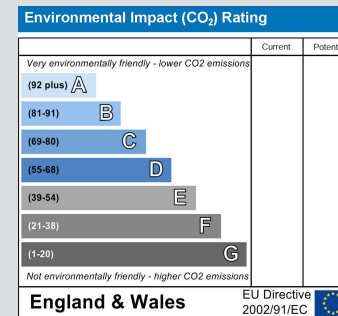
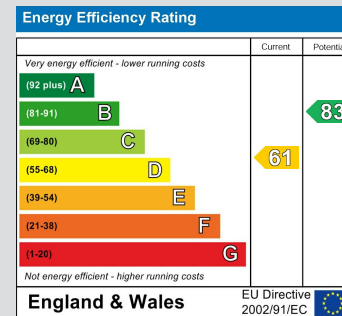
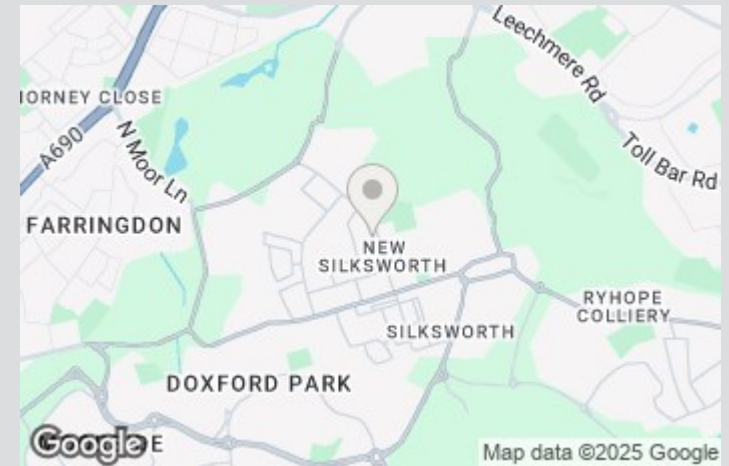
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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