









This newly refurbished three bedroom mid terrace house provides immaculate accommodation within this popular area of Silksworth. Internally the stylish accommodation on the ground floor includes an entrance lobby, a spacious lounge, an impressive, contemporary kitchen / diner and a fabulous bathroom/wc whilst to the first floor there are three bedrooms. Externally there is a low maintenance garden to the front and a delightful courtyard garden to the rear. 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 recommend arranging a viewing to appreciate the accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Door to;

Lounge 14'2" x 13'9"



Double glazed window to front, radiator and stairs to first floor with storage under. Door to kitchen / diner.

Kitchen/Diner 17'2" x 9'9"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap. Integrated electric oven and hob and cooker hood. Double radiator, double glazed window to rear and door to rear hall.

Rear Hall

UPVC door to rear. Door to bathroom.

Bathroom



Modern bathroom suite with low level WC and washbasin vanity unit, and bath with waterfall shower over, double radiator and double glazed window to rear.

First Floor Landing

Access hatch to loft.

Bedroom 1 13'8" x 10'6"



Double glazed window to front, double radiator and storage cupboard.

Bedroom 2 13'5" x 10'0"



Double glazed window to rear and radiator.

Bedroom 3 9'9" x 6'9"



Double glazed window to rear and radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

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



Low maintenance front garden and a delightful courtyard style garden to the rear.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 125 years from 3/1/1993 and the Ground Rent is £10.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be

correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

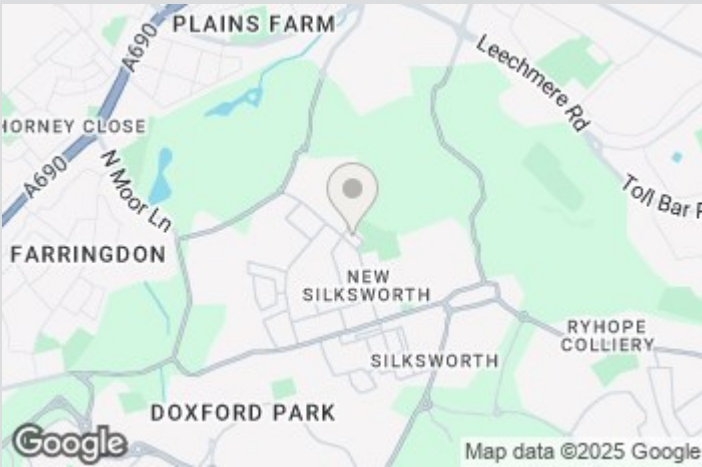
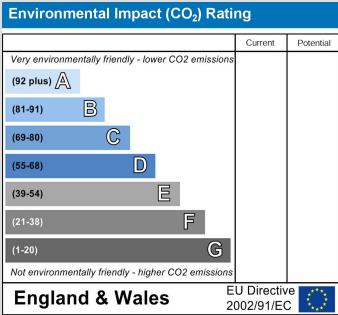
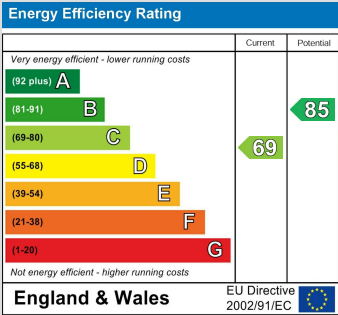
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

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

