

Ski View, Silksworth, Sunderland £199,950











An attractive three bedroom detached house, occupying a delightful position within this highly sought after and well established location. The accommodation is accessed via a hall with a cloakroom/wc and staircase to the first floor. There is a lounge, opening through to a dining room, a kitchen and a useful utility completing the ground floor. On the first floor there are three bedrooms and a bathroom/wc. Externally to the front there is a a garden with a driveway, an attached garage and a wonderful garden to the rear, laid mainly to lawn. The property is well placed for local amenities and shopping facilities as well as offering excellent access to Sunderland City Centre, Doxford International Business Park and to transport connections. With no upper chain involved, we highly advise early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall



Radiator and staircase to first floor.

Cloakroom/WC



Low level and mini washbasin, radiator and double glazed window.

Lounge




Double glazed window to front, radiator and wall mounted fitted fire. Archway leading through to dining room.

Dining Room



Double glazed French door to rear garden, radiator and archway leading through to kitchen.

Kitchen





Fitted wall and base units with work surfaces over incorporating sink and drainer unit, breakfast bar, integrated appliances include double electric oven and electric hob and fridge, radiator, double glazed window to rear and door to utility.

Utility



Fitted base unit with work surface over incorporating sink and drainer unit, space for washing machine, double glazed window to rear, double glazed door to rear garden and internal door to garage.

First Floor Landing
Double glazed window to side, and airing cupboard housing central heating boiler.

Bedroom 1




Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2




Double glazed window to rear and radiator.

Bedroom 3




Double glazed window to front, built in cupboard and radiator.

Bathroom



Modern suite with low level WC, pedestal washbasin and panel bath, radiator, part tiled walls and tiled floor. Double glazed window.

Outside





To the front of the property lawned garden with block paved driveway providing off street parking and access to attached garage with roller shutter access door and internal door to utility. To the rear a delightful garden laid mainly to lawn with established shrub borders.

Council Tax Band
The Council Tax Band is Band D.

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

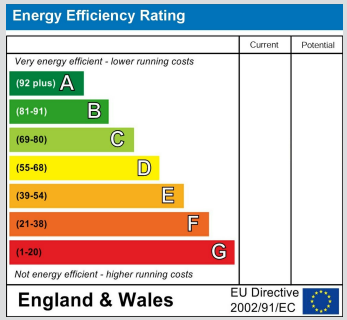
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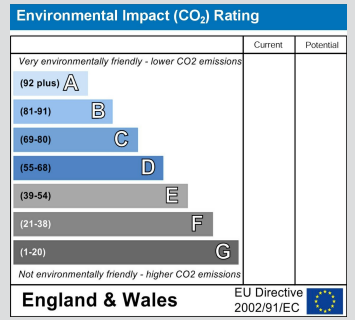
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

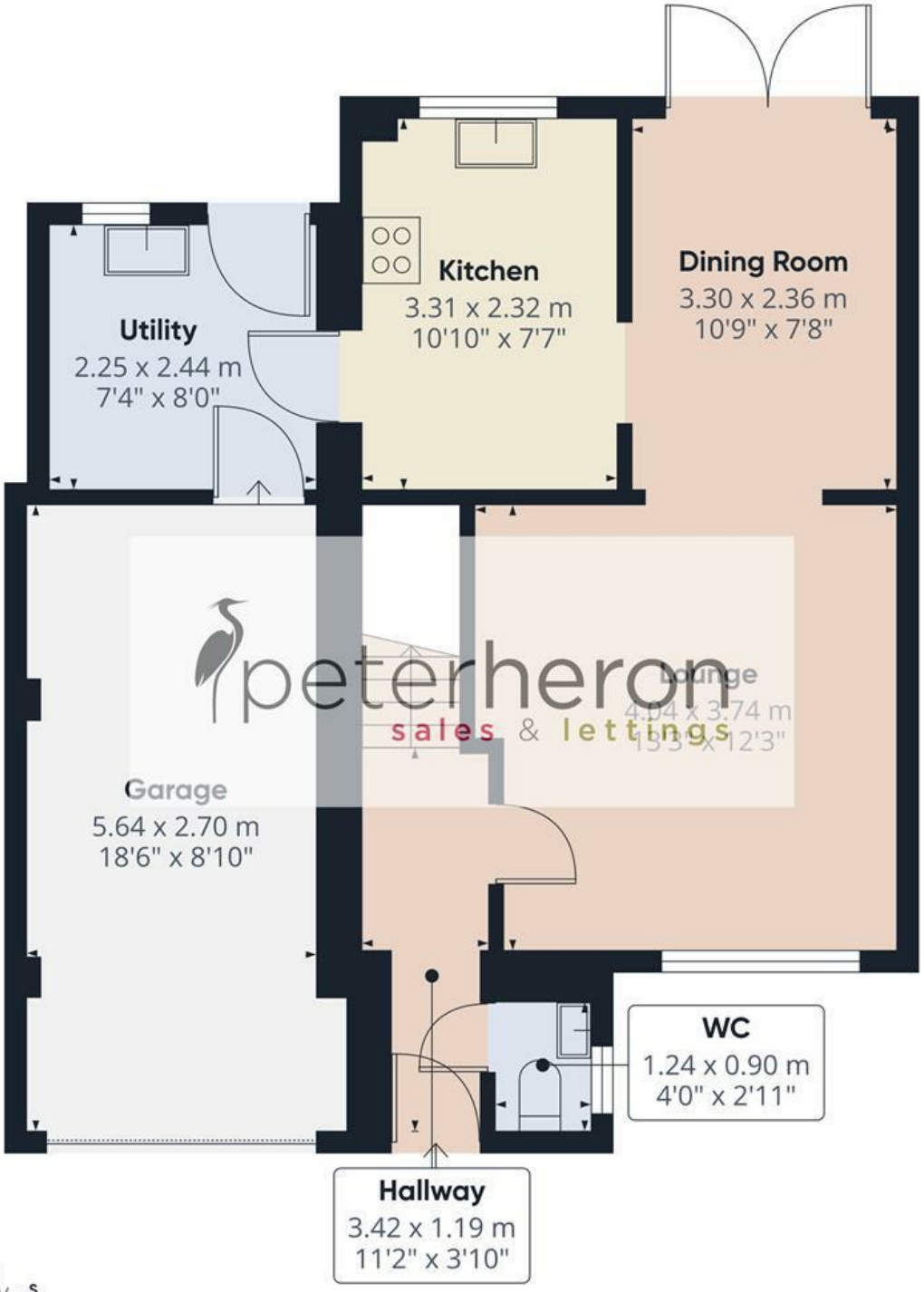
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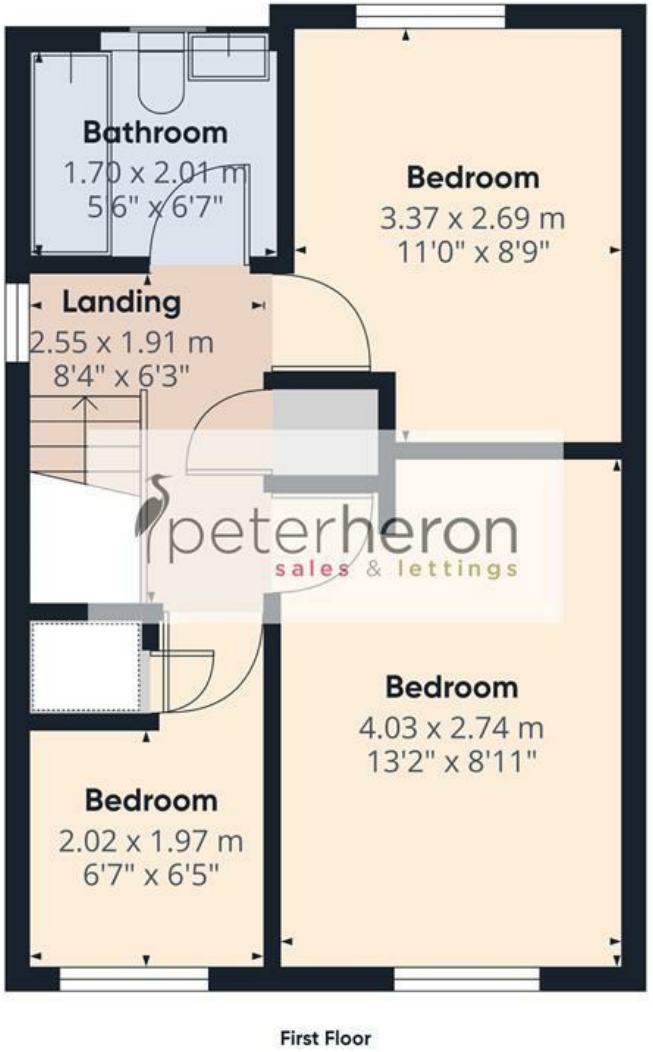




MAIN ROOMS AND DIMENSIONS







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Approximate total area(1)

90.2 m²

971 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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