









An attractive three bedroom semi-detached house provides spacious internal accommodation within this ever popular area of Silksworth. Internally the accommodation includes an entrance hall, lounge, kitchen/diner, two first floor bedrooms, bathroom and dressing room with stairs to spacious bedroom. Externally there are gardens to the front, side and rear along with driveway providing off street parking. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. No upper chain involved, early viewing is essential to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to first floor with storage under, double glazed window to front and door to kitchen. Open plan into lounge.

Lounge 18'2" x 11'4"



Double glazed bay window to front, radiator and electric fireplace. Storage built into alcove.

Kitchen/Diner 18'3" x 9'3"



Range of wall and base unit with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer, washing machine and tumble dryer. Radiator, two double glazed windows and UPVC door to rear.

First Floor Landing

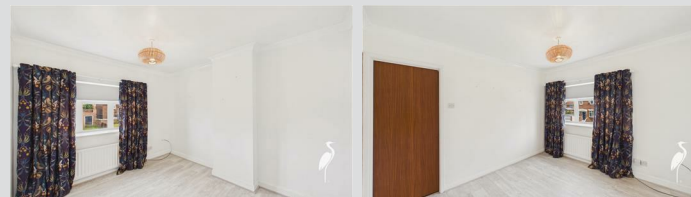
Double glazed window to side.

Bedroom 1 11'8" x 11'0"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 9'9" x 11'4"



Double glazed bay window to front and radiator.

Dressing Room 8'2" x 6'2"



Double glazed window to front, storage cupboard and stairs to bedroom.

Bathroom



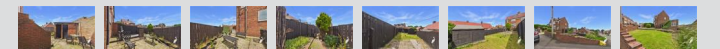
Corner bath with shower over, low level wc and hand wash basin. Radiator and double glazed window to rear.

Bedroom 3 17'1" x 11'6"



Two Velux windows.

Outside



Gardens to the front, side and rear with driveway providing off street parking and outhouse to the rear.

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.

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

MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

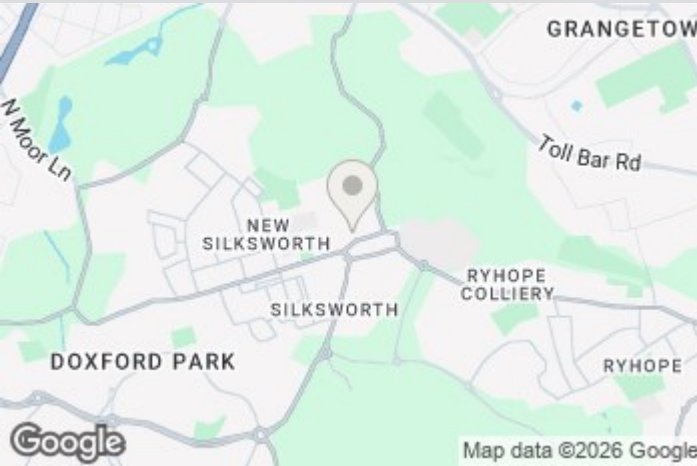
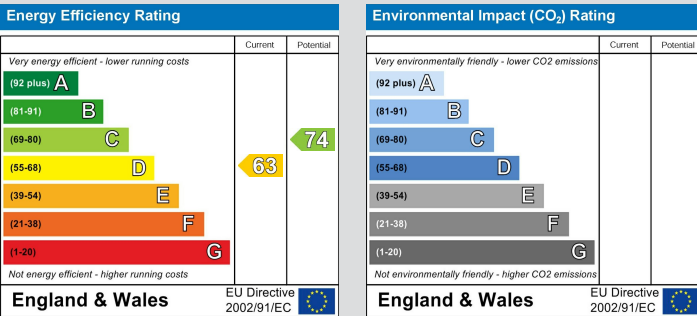
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 01915103323

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



Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

84.2 m²

907 ft²

Reduced headroom

6.9 m²

74 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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