



Peter Heron

Residential Sales & Lettings



SILKSWORTH TERRACE, SILKSWORTH, SUNDERLAND

£84,950





A la Carte
Kitchen Cover
ASTORIA, OREGON



This deceptively spacious three bedroomed mid terraced property is situated within the popular residential area of Silksworth. The accommodation spans over two floors and comprises:- entrance hall, lounge, dining room, kitchen and bathroom with three bedrooms to the first floor. Benefitting from UPVC glazing and gas central heating. Externally there is a garden to the front with wall enclosure and courtyard to the rear with gated access. Perfectly located close to many excellent amenities including, shops, schools, Silksworth Ski Slope and Sainsburys, with excellent transport links from Sunderland City Centre. Immediate internal inspection is highly recommended

MAIN ROOMS AND DIMENSIONS

Entrance
UPVC door to front into lobby. Inner glazed door into hallway.

Hallway
Double radiator, built-in storage cupboard.

Lounge 13'3" (into Alcoves) X 12'6" (4.04m (into Alcoves) X 3.81m)
UPVC window to front, double radiator, feature fireplace with gas coal effect fire. Alcoves.



Dining Room 14'4" X 11'10" (4.37m X 3.61m)
UPVC window to rear, double radiator.



Kitchen 14'3" (max) X 7'8" (max) (4.34m (max) X 2.34m (max))
Fitted kitchen floor and wall units with co-ordinating worktops, single radiator, stainless steel sink unit/mixer tap, plumbing for automatic washing machine, UPVC window to side.



Lobby
Glazed door to side.

Bathroom
Bath with overhead shower, low level WC with concealed cistern, vanity bowl with under cupboard storage. UPVC window to side, UPVC marble effect wall panels, heated chrome towel rail, built-in storage cupboard.



Stairs To First Floor Landing/Loft Access

Bedroom 1 15'7" X 9'11" (4.75m X 3.02m)
UPVC window to front, double radiator.



Bedroom 2 11'3" X 9'8" (3.43m X 2.95m)
UPVC window to rear, double radiator, alcove/storage. Built-in storage cupboard.



Bedroom 3 12'2" X 6'8" (3.71m X 2.03m)
UPVC window to front, double radiator, built-in cupboard/wardrobe.

Externally

There is a garden to the front of the property with wall enclosure. A courtyard to the rear with gated access.



Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Tenure

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Viewing

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Visit or call 0191 510 3323