









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! An impressive semi-detached house, featuring a contemporary dining kitchen, conservatory and a delightful open aspect to the rear over allotments. The internal accommodation is warmed by gas central heating to radiators (where stated) and is accessed via an entrance porch, leading through to a hall with staircase to the first floor. There is an attractive lounge, dining kitchen, fitted with an excellent range of contemporary units, a conservatory overlooking the gardens and a useful outhouse area. On the first floor there are two well-proportioned bedrooms and a modern shower room. This ever popular area of Silksworth provides easy access to all local amenities, shops and schools as well as offering transport links to surrounding areas. Externally there is a low maintenance garden to the front, mainly block-paved whilst to the rear is garden with decked area and planted borders. Available with immediate vacant possession and no upper chain involved, viewing is essential!

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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.

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and double glazed door leading through to

Hall



Central heating radiator, staircase to first floor.

Lounge 12'1" x 11'7"



Double glazed window to front, central heating radiator, fireplace and the room opens through into

Dining Kitchen 16'6" x 7'9" extending to 9'9"



The kitchen is fitted with an impressive range of contemporary wall and base units with work surfaces incorporating a sink and drainer unit, integrated appliances include an oven and hob, plumbing for dishwasher, built in cupboard housing central heating boiler, double glazed window to rear, central heating radiator, door to outhouse. Double glazed French door to

Conservatory 9'9" x 8'11"



Tall double glazed windows providing a pleasant aspect over the garden and double glazed door leading out to decked area.

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

Outhouse 13'10" x 8'10" extending to 13'9"



Single glazed windows to front and rear, doors to the front and rear and there is plumbing for a washing machine.

First Floor Landing

Double glazed window.

Bedroom 1 11'4" x 11'11" not including fitted robes or reces



This spacious room has two double glazed windows to front, central heating radiator, built in cupboard and fitted sliding door wardrobes.

Bedroom 2 11'8" x 10'9"



Double glazed window to rear, central heating radiator and built in cupboard.

Shower Room

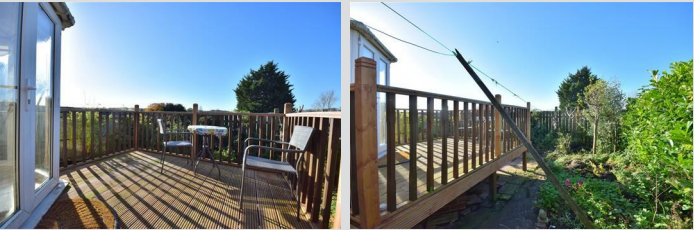


Modern suite comprising of a low level WC, washbasin set

MAIN ROOMS AND DIMENSIONS

into vanity unit and step in shower cubicle with mains shower, attractive tiled walls and floor, ladder style central heating radiator and double glazed window.

Outside



Low maintenance garden to the front mainly with a block paved area, whilst to the rear there is a delightful garden with decked area and established planted borders.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice Part 1

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. 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 £179.00 by Movewithus Ltd. 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.

Important Notice Part 2

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.

Fawcett Street Viewings

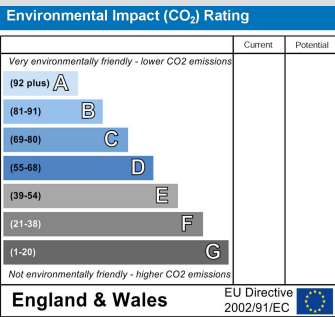
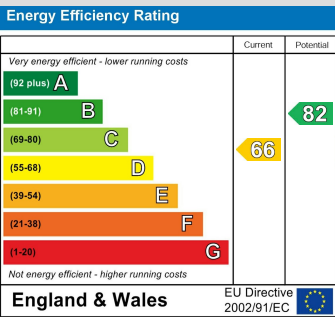
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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

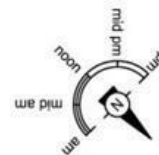
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(46.59 sq.m)



First Floor
Approximate Floor Area
(36.83 sq.m)



34 Cambridge Avenue