









A stunning three bedroom semi-detached house, featuring a stylish interior, beautiful landscaped garden and an attached store with roller shutter access door. The impressive internal accommodation includes an entrance lobby with staircase to the first floor, an attractive lounge and a superb breakfasting kitchen, fitted with a good range of modern units. There is also a downstairs wc and the versatile attached store measures 5.31m x 3.48m and provides an excellent versatile space. On the first floor there are two well-proportioned double bedrooms, a third single room and a modern bathroom/wc. 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 generous driveway to the front whilst to the rear is garden laid mainly to lawn with a decked area. Available with no upper chain involved, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Lobby

Double glazed window, staircase to first floor and door to

Lounge 14'11" maximum x 11'4"



Double glazed bow window to front, radiator, attractive fireplace with living flame gas fire.

Breakfasting Kitchen 12'5" extending to 14'11" x 9'4"



Fitted with a good range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, breakfast bar, integrated oven and hob, space for the inclusion of a fridge freezer and washing machine. Radiator, double glazed window to rear, recess storage area.

Lobby

Tiled floor, door to store.

Ground Floor WC



WC, tiled floor.

First Floor Landing

Double glazed window.

Bedroom 1 10'0" x 11'5"



Double glazed window to front and radiator.

Bedroom 2 10'8" into recess x 11'7"



Double glazed window to rear, radiator and built in cupboards.

Bedroom 3 8'3" x 4'6" extending to 7'9" into recess



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, chrome ladder style radiator and double glazed window.

Outside



Driveway to the front whilst to the rear there is an attractive landscaped garden with lawned area and decked area.

Store 17'5" x 11'5"



This attached store provides versatile space is accessed via

a roller entrance door and has a double glazed external door to rear garden and internal door to the lobby.

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.

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.

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

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

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MAIN ROOMS AND DIMENSIONS

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.

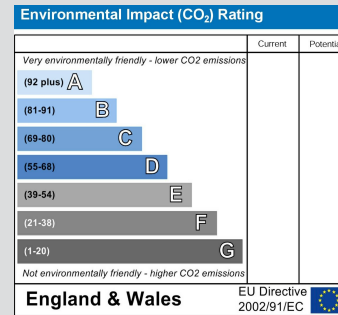
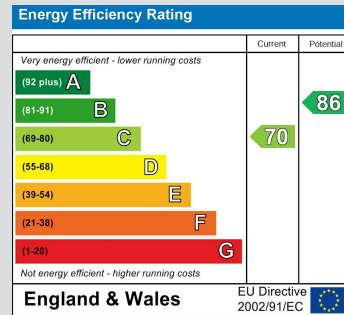
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

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.



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