









This deceptively spacious and well presented three bedroom mid terrace home is ideal for families and first time buyers. The well proportioned accommodation is arranged over two floors and comprises of a lounge, dining room, kitchen and bathroom, whilst at first floor level there are two double bedrooms and shower room all benefiting from gas central heating and double glazing. Externally there is an enclosed courtyard to the rear. Situated in the popular and well established residential area of Silksworth, located close to many excellent amenities including schools, Sainsburys, Silksworth Ski slope, the A19, Nissan, Amazon, Doxford International Business park and boasts excellent transport links to the City Centre and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Lounge 12'2" x 14'11"



Double glazed window to front and two radiators. Opening into dining room.

Dining Room 14'1" x 14'4"



Stairs to first floor, double glazed window to rear and two radiators. Door to kitchen.

Kitchen 17'4" x 7'5"



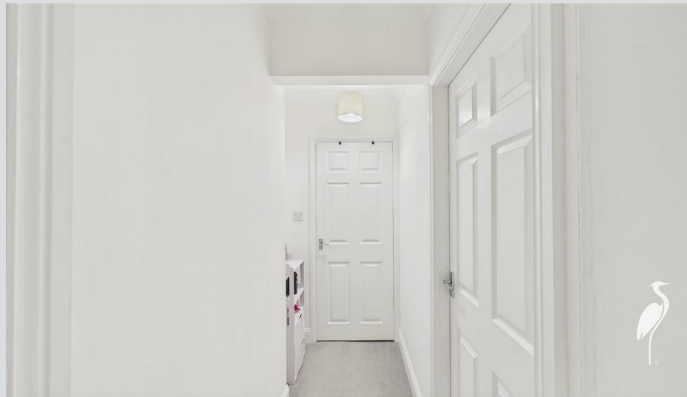
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and hood. Space for an American style fridge freezer, washing machine and tumble dryer. Radiator and double glazed window to rear. Door to bathroom and UPVC door to rear.

Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

First Floor Landing



Bedroom 1 12'5" x 14'7"



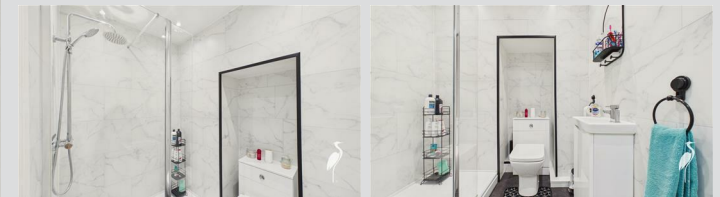
Two double glazed windows to front, two radiators and built in wardrobes.

Bedroom 2 11'4" x 11'0"



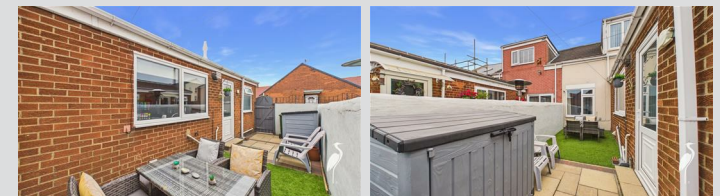
Double glazed window to rear, radiator and built in wardrobes.

Shower Room



Dual head waterfall shower, low level wc and washbasin set into vanity unit.

Outside



Low maintenance courtyard with artificial and paved areas, bin shed and wooden gate to access rear lane.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

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Fawcett Street Viewings

To arrange an appointment to view this property please

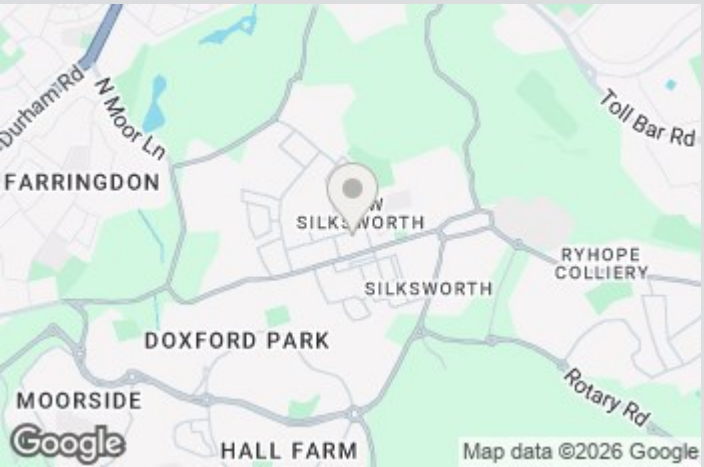
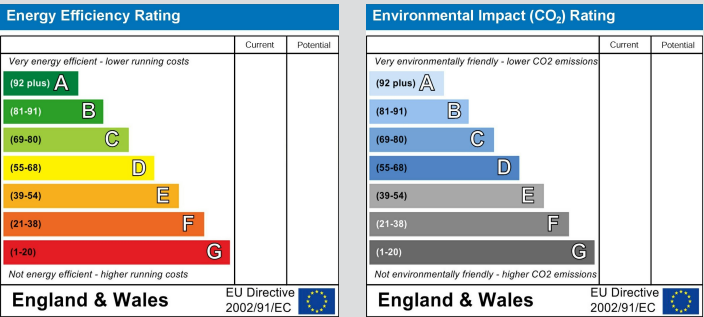
contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



Approximate total area⁽¹⁾

90.8 m²

977 ft²

Reduced headroom

1.5 m²

16 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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