

Hill Street, New Silksworth, Sunderland £129,950


OUR HAPPY PLACE
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BREW?







A stunning three bedroom, two reception room mid terrace dormer cottage with a generous garden, situated within this popular area of Silksworth. Internally the stylish accommodation on the ground floor there are two spacious reception rooms, a superb modern kitchen and a contemporary bathroom/wc whilst to the first floor there are three bedrooms. Benefits of the property include double glazing and gas central heating to radiators. Externally there is a courtyard and a delightful garden with a parking area. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. We highly advise early viewing to appreciate the quality of accommodation on offer and to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Lobby
Tiled floor and built in storage cupboard.

Lounge





Double glazed French door providing access out into the garden, radiator and the rooms opens through into dining room.

Dining Room





Double glazed window looking into the courtyard, staircase to first floor with useful fitted storage cupboards below, two tall radiators and door to kitchen.

Kitchen





Fitted with an excellent range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, electric hob with extractor over, space for fridge freezer, dishwasher and washing machine, tall radiator, double glazed window and access to the lobby.

Lobby

Bathroom





Contemporary suite comprising of a low level WC, pedestal washbasin and P shaped panel bath with mains shower over, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

First Floor Landing

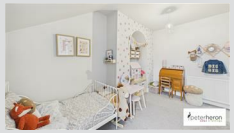
Bedroom 1




Double glazed window and radiator.

Bedroom 2





Double glazed window and radiator.

Bedroom 3



Sky light window and radiator.

Outside




The property features a generous yet low maintenance garden laid mainly with artificial lawn and a decked area, an area providing off street parking, and an enclosed courtyard.

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.

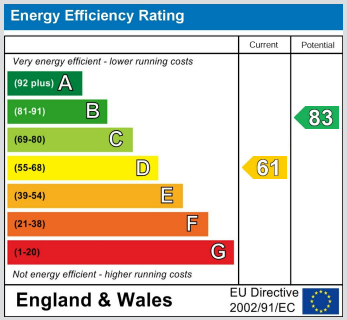
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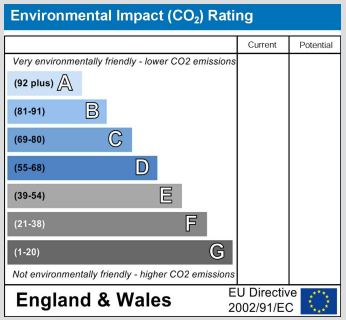
property whose agents they are, give notice that:-
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.









Ground Floor



First Floor



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Approximate total area(1)

91.7 m²

987 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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