









This spacious three bedroom mid-terrace dormer cottage is located in the popular area of Silksworth and offers generous living accommodation throughout. The ground floor features two spacious reception rooms, a fitted kitchen, and a bathroom, providing a practical and comfortable layout for everyday living. Upstairs, there are three well-proportioned bedrooms. The property benefits from double glazing and gas central heating. Externally, there is a rear yard and a generous garden to front. Positioned in a convenient location, the home offers easy access to a range of local amenities, shops, and well-regarded schools, with excellent transport connections and major road links nearby. Offered with immediate vacant possession and no upper chain involved, this is an excellent opportunity for a variety of buyers. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door into the entrance vestibule.

Entrance Vestibule

Double glazed windows and an inner wooden door to the lounge.

Lounge 16'9" x 12'9"



Double glazed window to the front, radiator, feature fireplace and double doors opening into the dining room.

Dining Room 16'10" x 14'4"



Double glazed window to the rear, radiator, feature fireplace, stairs to the first floor and a door to the kitchen.

Kitchen 13'3" x 7'10"



Wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven and gas hob. Wall mounted Baxi boiler, radiator, double glazed window, UPVC door to the rear and a door to the rear hall.

Rear Hall

Doors to the utility and shower room.

Shower Room



Low level WC, wash hand basin, walk in shower cubicle, radiator and a double glazed window to the rear.

Utility 5'2" x 4'5"

Double glazed window. Providing space for washing machine.

First Floor Landing

Two storage cupboards and doors to

Bedroom 1 12'7" x 9'2"



Double glazed window to the front, radiator and built in wardrobes.

Bedroom 2 11'3" x 7'5"



Double glazed window to the rear and a radiator.

Bedroom 3 12'7" x 6'4"



Double glazed window to the front, radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, wash hand basin, bath, radiator and a double glazed window.

Outside



Generous garden to the front. Low maintenance courtyard to the rear with gate to access the back lane.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

Important Notice

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.

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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 £300.00 by Movewithus Ltd.

Viewings Fst

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

Opening Times

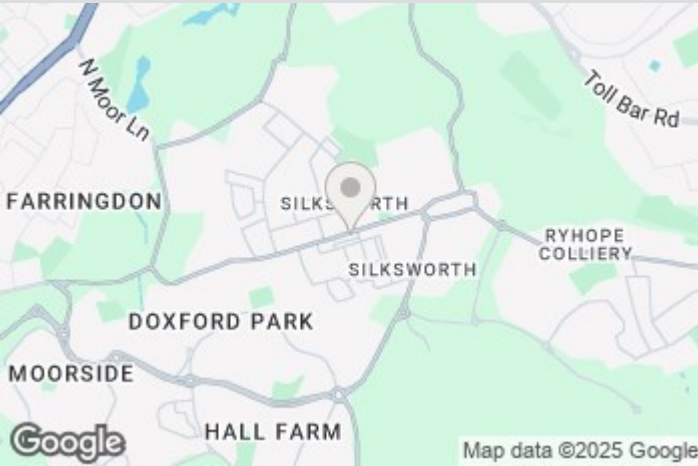
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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