















A spacious two bedroom semi-detached house situated in this ever popular part of Silksworth, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, a lounge, a kitchen / diner and a downstairs/wc. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear, a useful outhouse. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly recommend early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows and inner double glazed door to hall.

## Hallway



Staircase to first floor and radiator.

## Lounge 11'8" x 11'2"



Double glazed window to front, radiator and built in cupboard.

## Kitchen/Diner 14'11" x 9'1"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, radiator, double glazed window to rear and walk in cupboard with double glazed window, storage space and houses the central heating boiler.

## Rear Lobby



Door to side of the property.

## Separate WC

WC, double glazed window.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 14'10" extending to 18'2" into recess x 11'5"



Two double glazed windows to front, radiator and built in cupboard.

## Bedroom 2 11'7" x 10'9" maximum



Double glazed window to rear and radiator.

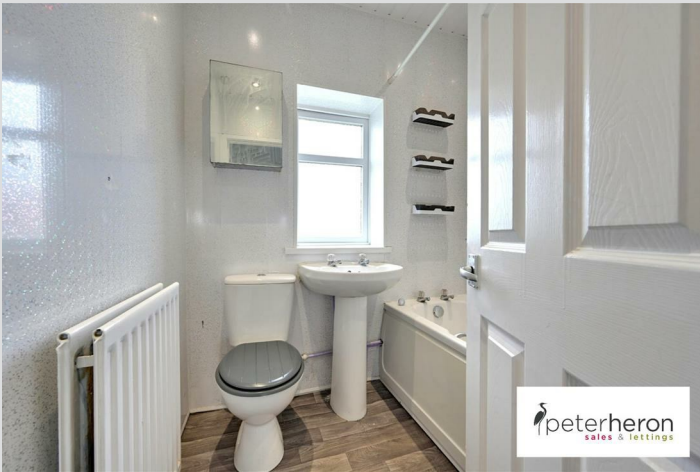
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, radiator and double glazed window.

## Outside



Garden to the front, useful space to the side along with outhouse and brick built storage cupboard and to the rear a garden laid mainly to lawn.

## 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.

## Important Notice - Particulars

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.

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.

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.

## 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](http://peterheron.co.uk)

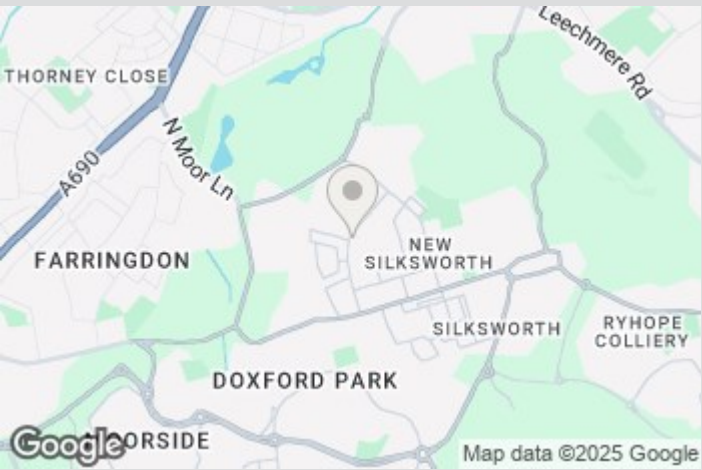
## Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Visit [www.peterheron.co.uk](http://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

