









Unexpectedly back to market, a superb two bedroom semi-detached house with a stylish interior and featuring a fabulous brick built summer house, situated in this ever popular part of Silksworth. Internally the accommodation includes a spacious lounge and a fabulous, contemporary breakfasting kitchen to the ground floor whilst 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 and an impressive brick built summer house with French doors, power and lighting. 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 Composite entrance door to

### Lounge 18'0" x 12'3"



Two double glazed windows to the front elevation, double radiator, stairs to the first floor with storage under. Double doors opening into kitchen/diner.

### Kitchen/Diner 17'1" x 9'9" max



Range of modern wall and base units with stone effect work surfaces over incorporating a two seater breakfast bar and a 1 1/2 bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, electric hob and an extractor fan. Space has been provided for the inclusion of a washing machine and an American fridge freezer. Pantry cupboard, double glazed UPVC French patio doors to rear and a door to outhouse.

## First Floor Landing

Double glazed window.

## Bedroom 1 12'8" x 11'5"



Two double glazed windows to the front, radiator, fitted wardrobes and storage cupboard.

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



Double glazed window to the rear, radiator and storage cupboard.

## Bathroom



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

## Outside



Driveway to front providing off street parking, whilst to the rear a garden with artificial lawn, decked and block paved areas. Summer house and outhouse.

## Summer House 15'9" x 11'1"



Double glazed windows and double glazed UPVC French patio doors to rear garden.

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

## 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

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

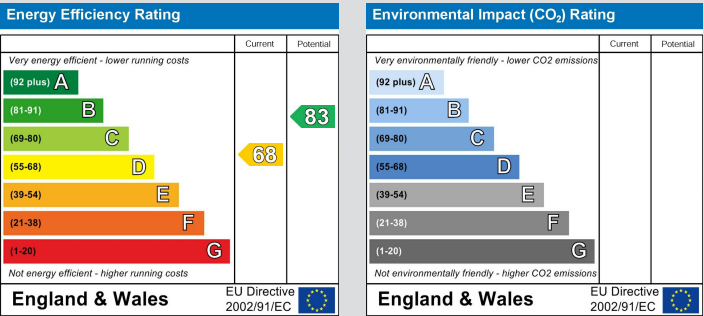
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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