Sunnybrow, Silksworth, Sunderland

£115,000

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This well presented two bedroom mid link house is situated in a popular cul-de-sac position on this well established development of Sunnybrow. The property internally comprises entrance lobby, lounge, modern fitted kitchen, two first floor bedrooms and a contemporary bathroom/wc. Externally there is a block paved area to the front and to the rear a low maintenance garden with artificial lawn and decked area. Conveniently located providing easy access to the A19, Doxford International Business park, Nissan with many excellent amenities nearby including Sainsburys and being only a short drive to Sunderland City Centre. Immediate internal inspection is highly recommended. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Lobby
Inner door to lounge.

Lounge

Double glazed window to front, double radiator and electric fireplace. Stairs to first floor and door to kitchen.

Kitchen

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit. Integrated oven with gas hob and hood. Space for washing machine and tumble dryer. Double radiator, double glazed window and UPVC door to rear.

First Floor Landing

Access point to loft.

Bedroom 1

Double glazed window to front. Radiator and built in storage cupboard.

Bedroom 2

Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes.

Bathroom

Bath with shower over, low level wc and wash basin. Chrome heated towel rail.

Outside

Block paved area to the front of the property whilst to rear a low maintenance garden with artificial lawn and decked seating area.

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.

MAIN ROOMS AND DIMENSIONS

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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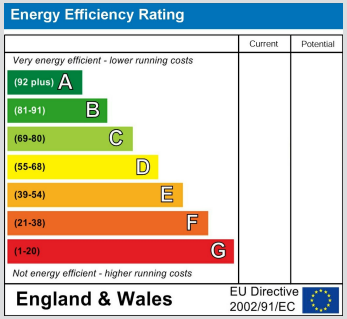
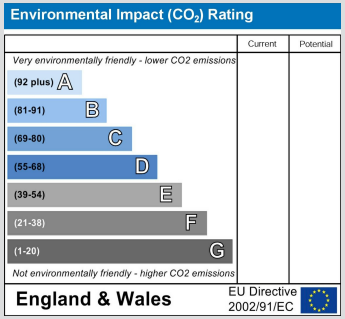
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

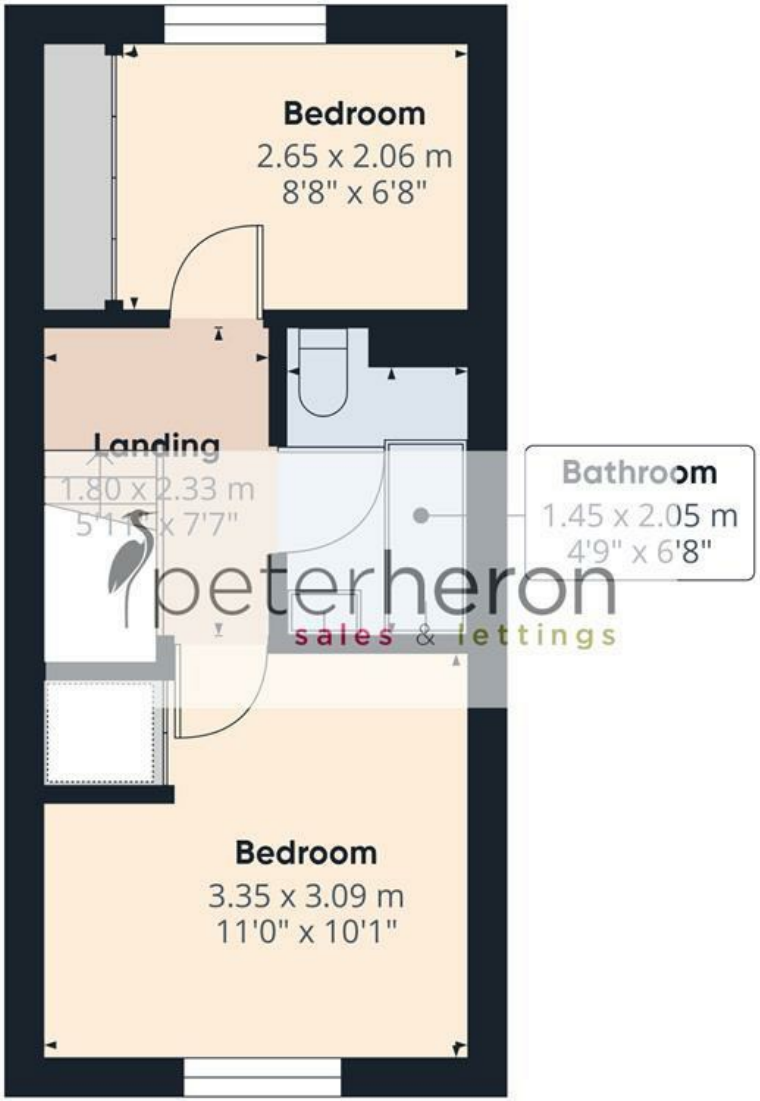
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
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)

48.3 m²
519 ft²

Reduced headroom

1.3 m²
14 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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