









A spacious two bedroom, two reception room mid terrace dormer cottage with a generous garden, situated within this popular area of Silksworth. Internally on the ground floor there are two excellent reception rooms, modern kitchen and a wet room/wc whilst to the first floor there are two well-proportioned bedrooms. Externally there is a courtyard and a delightful garden laid mainly to lawn. This convenient location provides easy access to local amenities, shops and schools as well as offering transport connections, including major road links. With no upper chain involved, early viewing is highly advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Stairs to first floor.

Lounge 12'1" x 11'4"



Double glazed window to rear elevation, electric fire and radiator.

Dining Room 14'3" x 11'7"



Double glazed window to front elevation, storage cupboard, double radiator and electric fire. Doors to kitchen and inner lobby.

Kitchen 14'7" x 7'4"

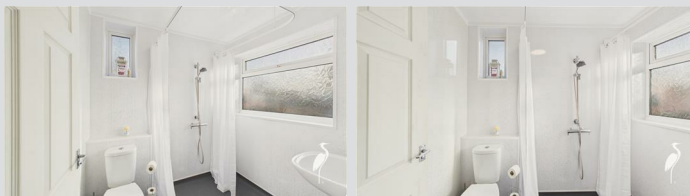


Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space provided for a fridge freezer and washing machine. Radiator and double glazed window to rear elevation. Door to rear lobby.

Rear lobby

Radiator. UPVC door to front and door to wet room.

Wetroom



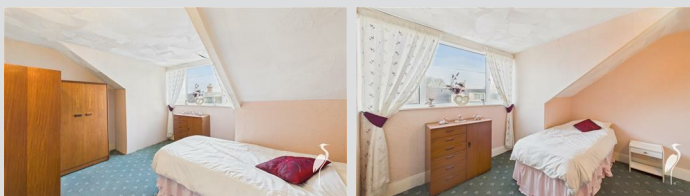
Low level WC, washbasin and shower, double radiator and double glazed window.

Inner Lobby

Storage cupboard and UPVC door to rear garden.

First Floor Landing

Bedroom 1 8'11" x 16'9"



Double glazed window to rear elevation and double radiator. Built in storage and shelving.

Bedroom 2 11'7" x 13'9"



Double glazed window to front elevation.

Outside



Courtyard to the front and a generous lawned garden to the rear.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

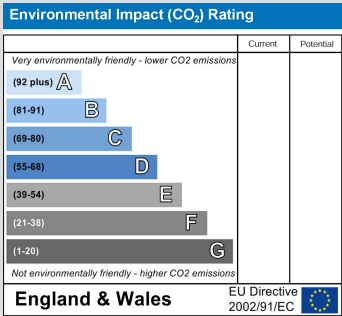
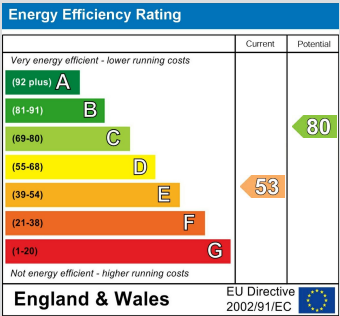
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

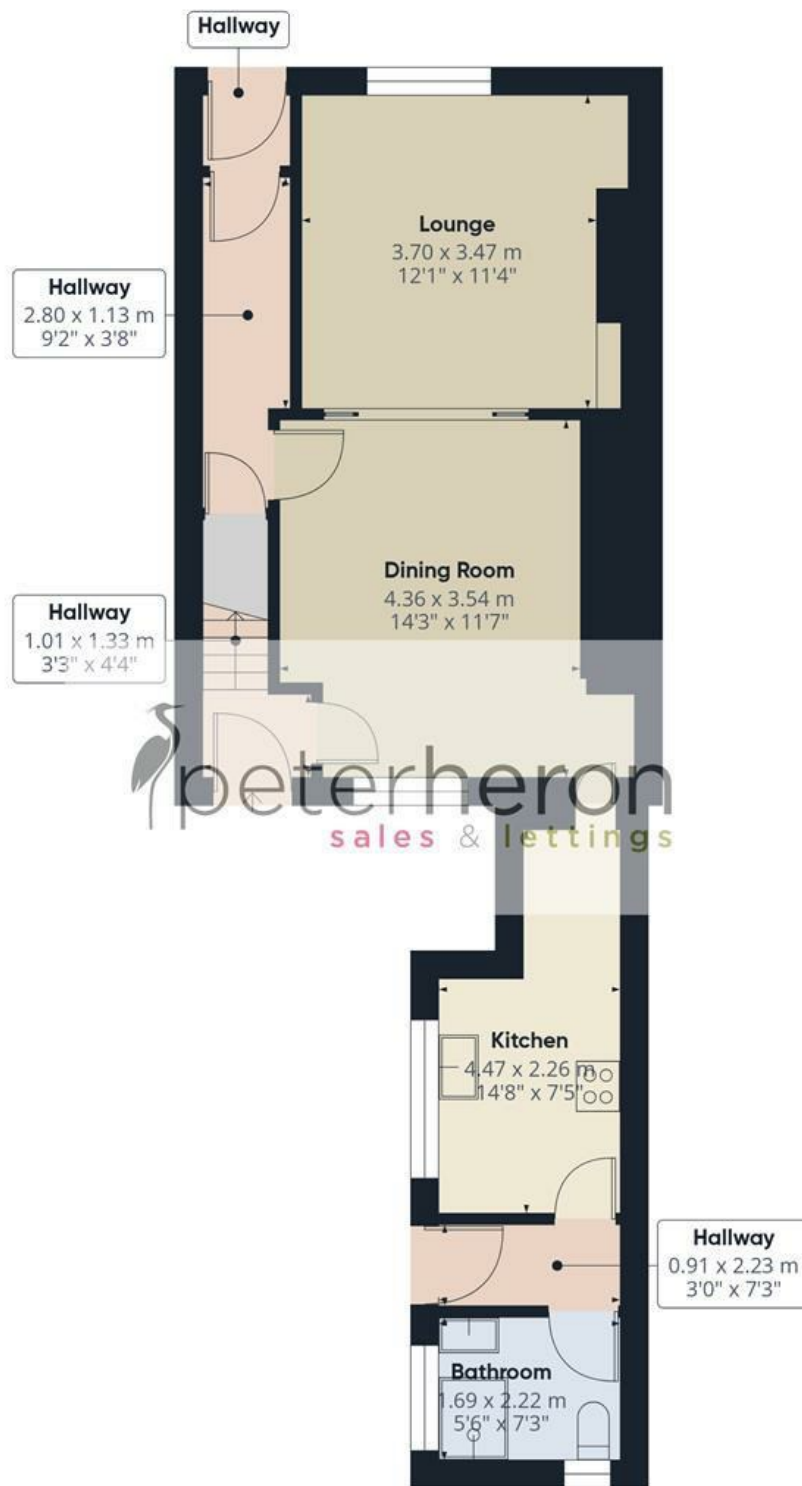
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Approximate total area⁽¹⁾

84.6 m²

911 ft²

Reduced headroom

1.4 m²

15 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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