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St. Matthews View, Silksworth, Sunderland

£225,000







This modern detached house presents an excellent opportunity for families seeking a spacious and well-appointed home. Boasting four generous bedrooms, including a master suite with an en-suite bathroom, this property is designed for comfortable living.

Upon entering, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The open-plan arrangement on the ground floor enhances the sense of space, with a well-equipped kitchen and a convenient utility room, alongside a washroom/WC for added practicality. The converted garage to the side offers additional versatility, whether as a playroom, office, or extra storage.

The first floor accommodates four well-proportioned bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

Set on a corner plot, the property benefits from spacious gardens to the rear, providing a delightful outdoor space for children to play or for hosting summer gatherings. The house is situated at the head of a quiet cul-de-sac, ensuring a peaceful environment while still being well-connected to the city centre, the A19, and Doxford International Business Park.

With no upward chain, this home is ready for immediate occupancy, making it an ideal choice for those looking to move swiftly, although it would benefit from cosmetic enhanceent. This sought-after location offers huge potential for both families and first time buyers alike. Don't miss the chance to make this wonderful property your new home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Stairs to first floor.

Lounge 16'2" x 13'2"



Double glazed window to front, 2x radiators and feature fireplace. Open plan into dining room.

Dining Room 16'6" x 8'11"



Double glazed window and UPVC French doors to rear and radiator. Open plan into kitchen.

Breakfasting Kitchen 9'10" x 8'0"

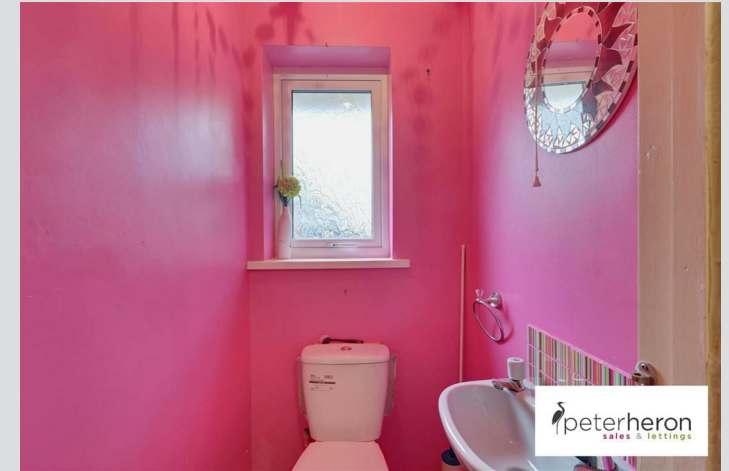


Range of base units with wooden countertops over incorporating inset sink and drainer with mixer tap. Integrated oven, electric hob and hood and a dishwasher. Pantry cupboard and storage cupboard, radiator, double glazed window and door to rear.

Utility 16'5" x 7'10"

Base units with countertops over incorporating inset sink and drainer with mixer tap. Space provided for fridge freezer, washing machine and tumble dryer. Wall mounted boiler. UPVC double glazed French doors to front and radiator.

Washroom



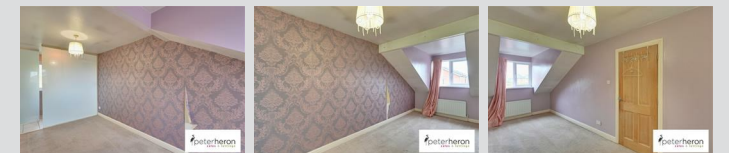
Low level WC and washbasin, double glazed window.

First Floor Landing



Access point to loft.

Bedroom 1 17'7" x 8'0"



Double glazed window to front, radiator and access to en-suite

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MAIN ROOMS AND DIMENSIONS

En-Suite



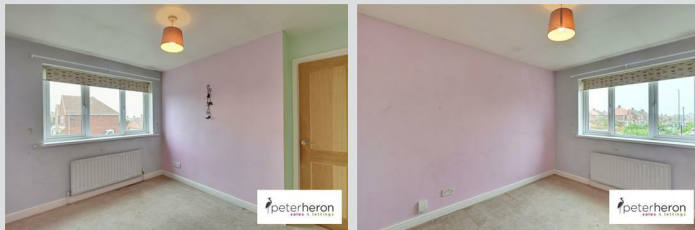
Low level WC, washbasin and walk in shower, double glazed window to rear.

Bedroom 2 11'10" x 9'3"



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

Bedroom 3 11'9" x 8'5"



Double glazed window to rear and radiator.

Bedroom 4 7'8" x 6'11"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear and radiator.

Outside



Generous rear garden with block paved and pebbled areas also featuring a shed. Attractive front garden.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

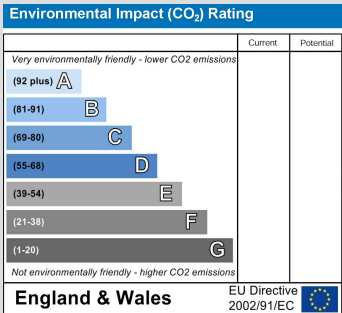
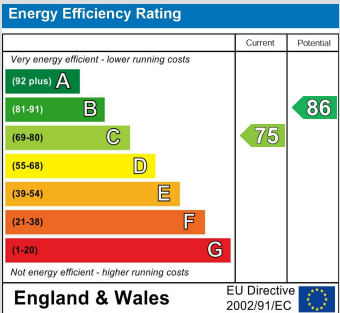
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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