

Dene Street, New Silksworth, Sunderland

£119,950











Beautifully refurbished throughout and presented to an exceptional standard, this stunning double-fronted, two bedroom mid-terraced home offers an exciting opportunity for first-time buyers and those looking to downsize, with stylish, ready-to-move-into accommodation that is quite simply sure to impress!

Enjoying a wonderful contemporary finish with tasteful décor throughout, this attractive turnkey home has been thoughtfully updated to create a welcoming and comfortable living environment. The beautifully appointed accommodation comprises an entrance porch, spacious lounge and an impressive kitchen diner, whilst to the first floor there are two well-proportioned bedrooms and a stylish shower room/WC.

Externally, the property benefits from gardens to both the front and rear, providing pleasant outdoor spaces to enjoy.

Occupying a highly convenient central position, midway between Sunderland City Centre and the A19, the property is ideally placed for an excellent range of local amenities, with Doxford Park, The Puma Centre and Sainsbury's supermarket close to hand. Excellent transport connections also provide easy access to the wider North East region.

Offering the perfect combination of contemporary living, convenience and low-maintenance accommodation, this superb home is ready for its new owners to simply move in, unpack and enjoy! Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via composite entrance door into

Entrance Porch
Double glazed windows to front and side elevations and inner wooden door to

Kitchen/Diner



Base units with countertops over incorporating a 1.5 bowl sink and drainer unit with chrome mixer tap. Integrated oven with electric hobs and hood and a 2 seater breakfast bar. Space for a fridge freezer and washing machine. 2x Double glazed windows to front and rear elevations, double radiator and storage cupboard. Door to Inner Lobby.

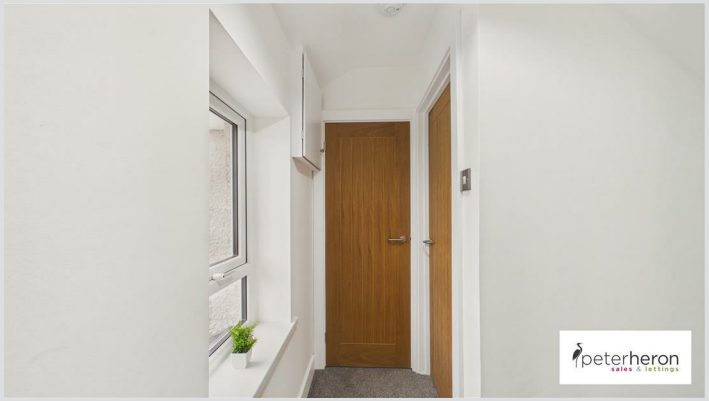
Inner Lobby
Stairs to first floor, Composite door to rear and a door to the lounge.

Lounge



2x double glazed windows to front and rear elevations and a double radiator.

First Floor Landing



Doors leading to

Bedroom 1



2x double glazed windows to front and rear elevations, double radiator and storage cupboard.

Bedroom 2



Double glazed window to rear and a double radiator.

Shower Room



Fully tiled featuring a dual head, waterfall shower, low level wc and hand wash basin set into vanity unit. Heated towel rail and double glazed window.

Outside



Well sized rear garden laid mainly to lawn with a paved walkway and gate to access attractive communal lawned areas. Attractive, enclosed front garden featuring AstroTurf and block paved areas.

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

Council TaxBand
The Council Tax is Band A.

Important Notice
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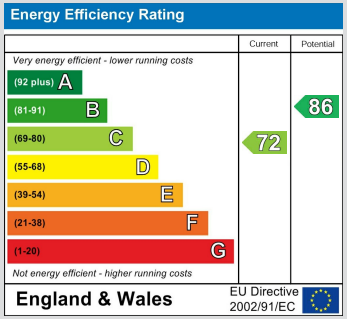
MAIN ROOMS AND DIMENSIONS

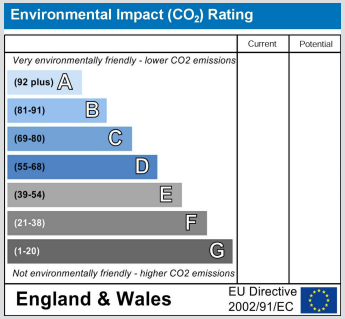
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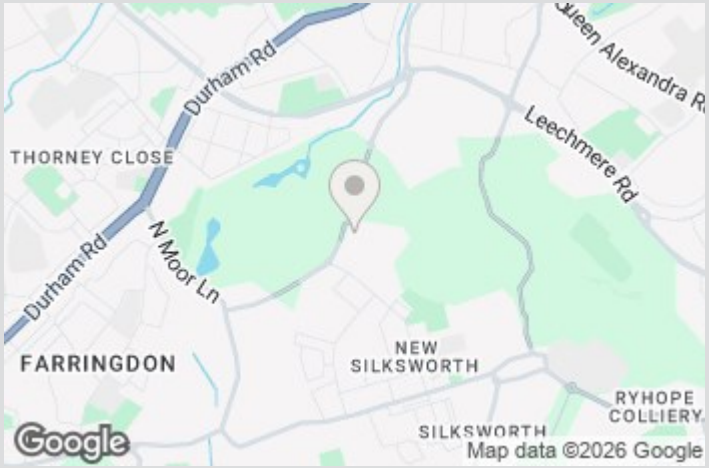
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

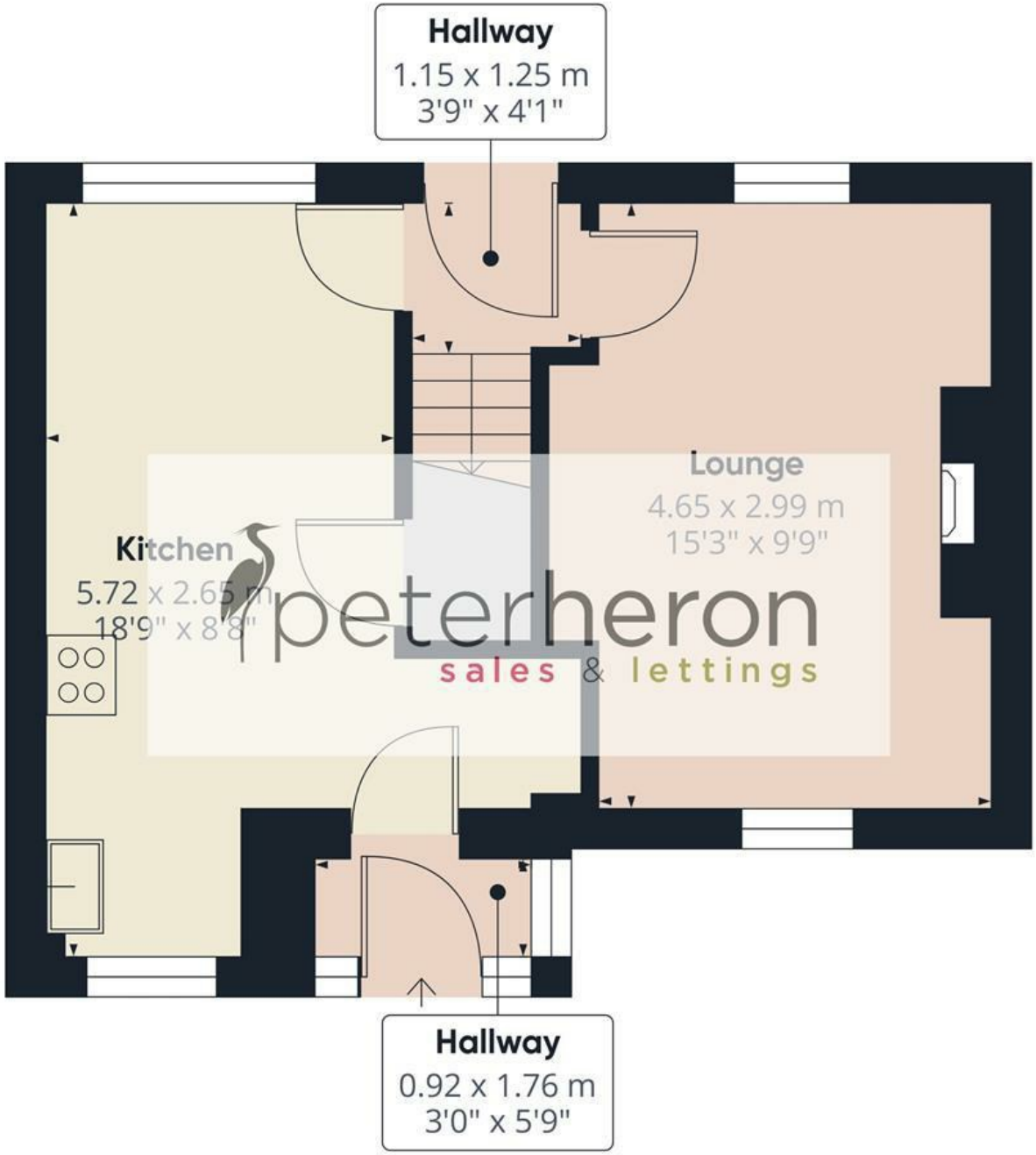
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman
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Ground Floor

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Approximate total area(1)

35.5 m²

382 ft²

(1) Excluding balconies and terraces

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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