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**Somerset Cottages, Silksworth, Sunderland**

**Guide price £50,000**











For Sale by Modern Method of Auction; Starting Bid Price £50,000 plus reservation Fee.

Set in a private pedestrianised street, this three bedroom mid terraced home offers a comfortable living space and comprises entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally there is a town garden to the front and an enclosed courtyard to the rear. Conveniently positioned within walking distance of many excellent amenities including schools, Silksworth Ski slope, Sainsburys supermarket and only a short drive from Sunderland City Centre and the A19.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden entrance door with inner wooden glass paneled door to the reception hall.

## Reception Hall

Stairs to the first floor, radiator and a door to the dining room.

## Lounge 12'5" x 12'4"



Double glazed window to front, radiator, feature fireplace. Open plan into dining room.

## Dining Room 15'8" x 13'0"



2x double glazed windows to the rear, 2x radiators and a door to the kitchen.

## Kitchen 14'10" x 6'8"



Wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer with mixer tap.

Space for oven, fridge freezer and washing machine. Double glazed windows and wooden door to rear. Door to the bathroom.

## Bathroom



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

## First Floor Landing



Landing with a double glazed window to the rear and doors to

## Bedroom 1 12'7" x 10'7"



Double glazed window to the rear, radiator.

## Bedroom 2 9'9" x 7'8"



Double glazed window to the front and a double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 14'5" x 8'1" max



Double glazed window to the front and a double radiator.

### Outside

Private resident only pathway to access the front, low maintenance courtyard to the rear.

### 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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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.

### Viewings Fst

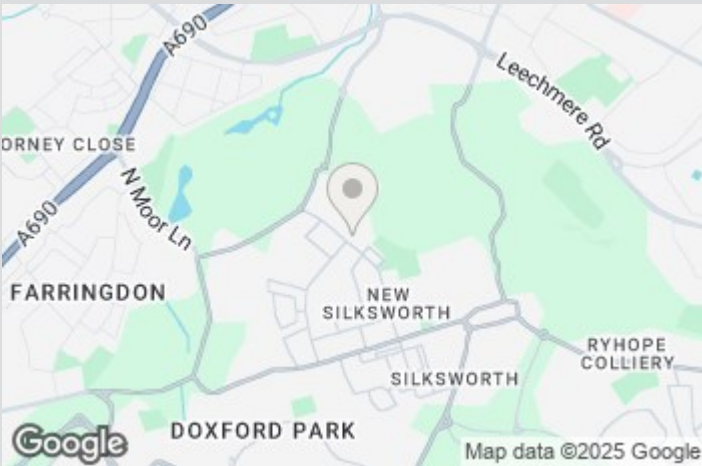
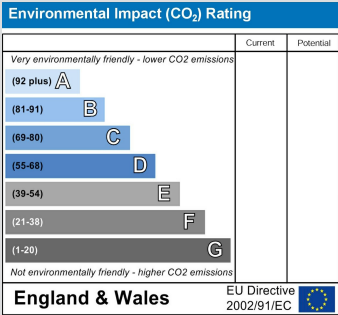
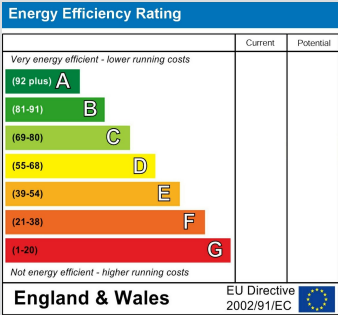
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

### Opening Times

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

### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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