









This beautifully presented two bedroom semi-detached house, provides spacious and versatile accommodation within this ever popular area of Silksworth. Internally the immaculate interior includes a hall with staircase to the first floor, attractive lounge with part panelled walls and to the rear a superb, modern kitchen / diner with French doors to a rear decked area. From the kitchen there is access to a generous outhouse, offering an excellent, flexible space and there is a useful utility. On the first floor there are two generous bedrooms and a contemporary bathroom/wc. Externally there are delightful gardens to the front and rear. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With immediate vacant possession and no upper chain involved, we highly recommend early viewing to appreciate the accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed entrance door.

### Entrance Porch

Double glazed windows to the front and side, and UPVC double glazed door to hall.

### Hall



Staircase to the first floor with under stair storage, and radiator.

### Lounge 11'7" x 11'5"



Double glazed window to the front, double radiator and part panelled walls.

### Kitchen/Diner 18'1" x 9'3"



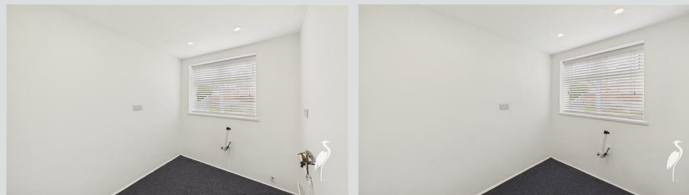
Fitted with modern wall and base units with work surface over incorporating stainless less sink and drainer unit with mixer tap, integrated oven and gas hob with extractor fan over. Wall mounted Baxi boiler concealed by matching cupboard. Space for washing machine and fridge freezer. Double glazed French doors leading out to the rear garden and column radiator. Door to outhouse.

### Outhouse 14'0" x 14'11"



Versatile space with a double glazed window to the rear and small double glazed window to the side, UPVC double glazed door to rear garden and another to access the front of the property, two radiators and door to utility.

### Utility 6'2" x 8'4"



Double glazed window to the front.

### First Floor Landing

Access hatch to loft.

### Bedroom 1 18'1" x 11'5"



Two double glazed windows to the front, radiator and storage cupboard.

### Bedroom 2 11'7" x 10'10"



Double glazed window to the rear and radiator.

### Bathroom



Low level WC, wash hand basin with mixer tap, bath with overhead shower and shower screen, part tiled walls, ladder style heated towel rail and double glazed frosted window.

### Outside



To the front there is a generous garden, laid mainly to lawn with gravelled area whilst to the rear, a garden laid mainly to lawn with a decked areas.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## 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. 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

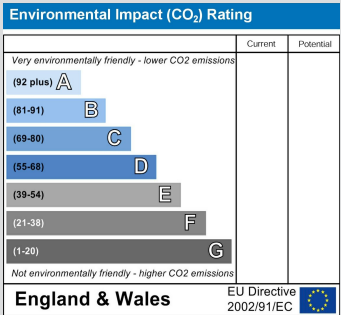
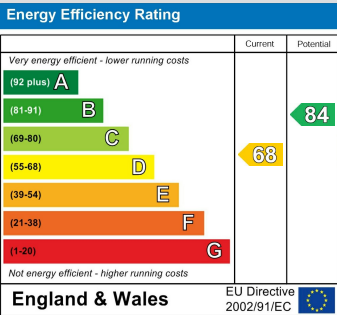
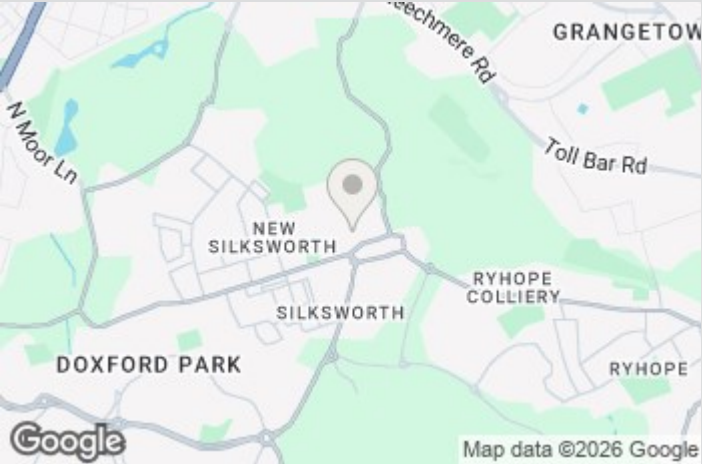
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

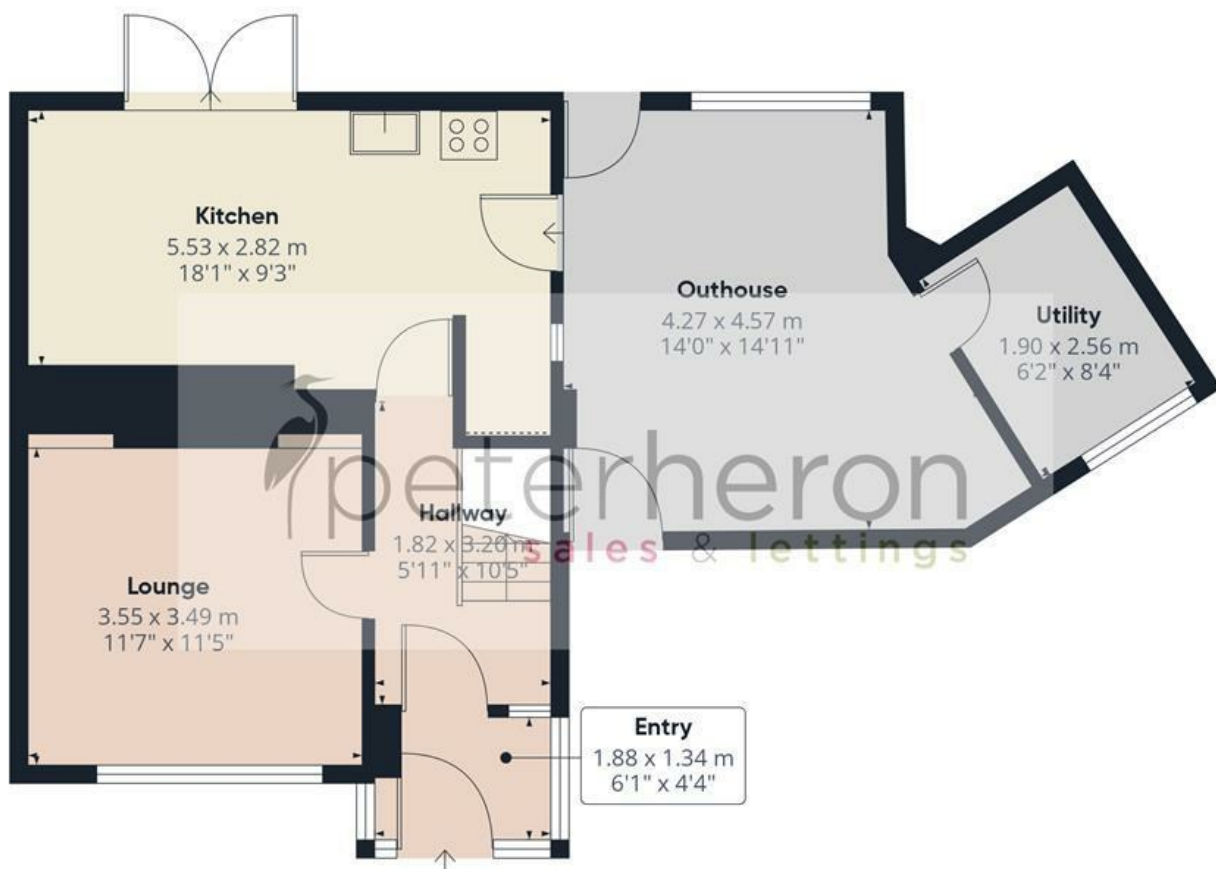
## Ombudsman

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



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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

94.5 m<sup>2</sup>

1017 ft<sup>2</sup>

(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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