









A spacious two bedroom semi-detached house situated in this ever popular part of Silksworth, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, a lounge, a kitchen / diner and a downstairs/wc. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear, a useful outhouse. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows and inner double glazed door to hall.

Hallway



Staircase to first floor and radiator.

Lounge 11'8" x 11'2"



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

Kitchen/Diner 14'11" x 9'1"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, radiator, double glazed window to rear and walk in cupboard with double glazed window, storage space and houses the central heating boiler.

Rear Lobby



Door to side of the property.

Separate WC

WC, double glazed window.

First Floor Landing

Double glazed window to side.

Bedroom 1 14'10" extending to 18'2" into recess x 11'5"



Two double glazed windows to front, radiator and built in cupboard.

Bedroom 2 11'7" x 10'9" maximum



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, radiator and double glazed window.

Outside



Garden to the front, useful space to the side along with outhouse and brick built storage cupboard and to the rear a garden laid mainly to lawn.

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 0191 510 3323 or book viewing online at peterheron.co.uk

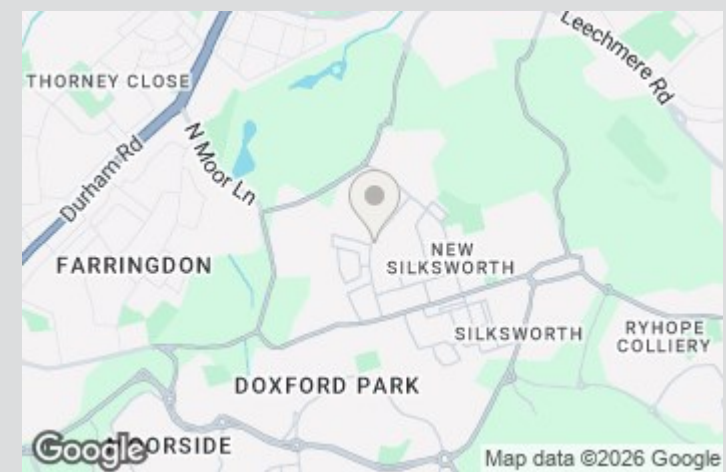
Opening Times

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

Ombudsman

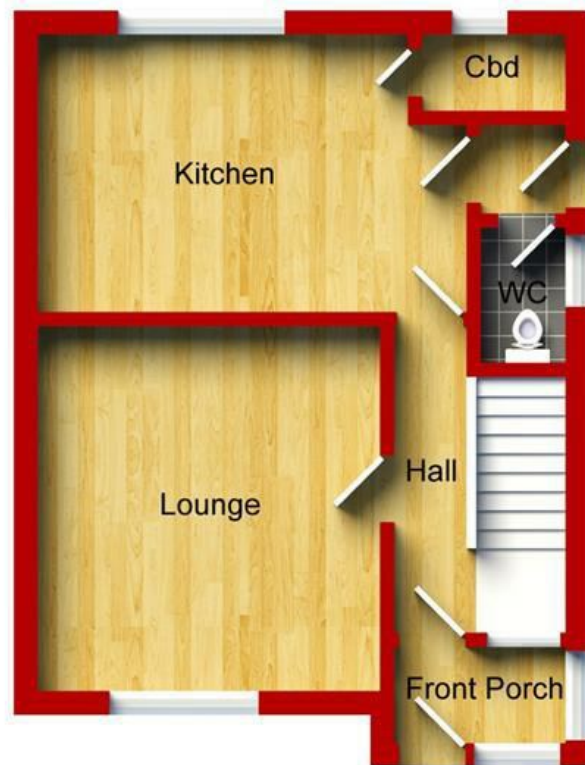
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Vary energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
		72	85
<p><i>Vary environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

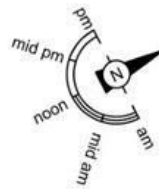


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Ground Floor
Approximate Floor Area
(39.30 sq.m)



First Floor
Approximate Floor Area
(37.20 sq.m)

22 Cumberland Road