









This beautifully presented semi-detached home, situated within the ever popular area of Silksworth, boasts a generously sized rear garden with the potential to extend, if desired (subject to the necessary planning approvals and consents). Internally the property to the ground floor includes a reception hall, lounge, dining room with patio doors to the rear garden and access to a modern fitted kitchen. To the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking whilst to the rear is a delightful garden with a lawn and patio area. Providing easy access to all local amenities, shops and schools as well as offering transport links to the A19 and City Centre. Early viewing is highly recommended to avoid disappointment! (Please be advised the log burning stove will not be included in the sale).

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

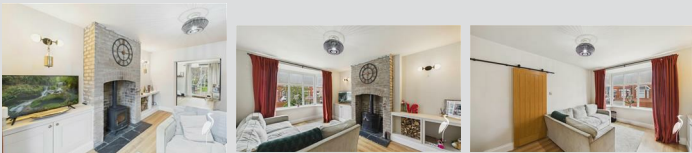
Access via UPVC entrance door.

### Reception Hall



Stairs to first floor and sliding oak door to lounge.

### Lounge 16'1" x 11'6"



Double glazed bay window to front elevation and radiator. Built in storage and sliding double doors to dining room.

### Dining Room 11'11" x 10'8"



Double glazed sliding patio door to rear and double radiator. Open plan into kitchen.

### Kitchen 9'10" x 6'0"



Modern kitchen fitted with a range of contemporary wall and base units with wooden countertops over incorporating an undermount sink and drainer with mixer tap. Integrated appliances include an oven, electric hob and cooker hood, space provided for fridge freezer and washing machine. Cupboard housing wall mounted boiler and double glazed window to side elevation.

### First Floor Landing



Double glazed window.

### Bedroom 1 14'3" x 10'10"



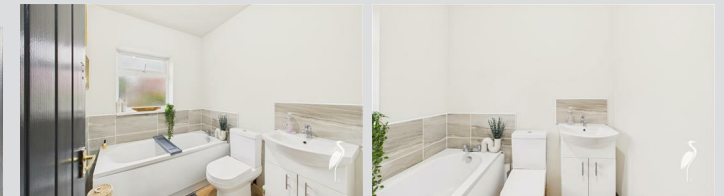
Double glazed window and radiator.

### Bedroom 2 9'6" x 8'5"



Double glazed window, Velux window and radiator. Built in storage and access point to loft.

### Bathroom



Low level WC, washbasin set into vanity unit and bath, chrome heated towel rail and double glazed window to rear elevation.

### Outside



Garden to the front with driveway providing off street parking. Generously sized rear garden with lawned and block paved areas.

### Council Tax Band

The Council Tax Band is Band A.

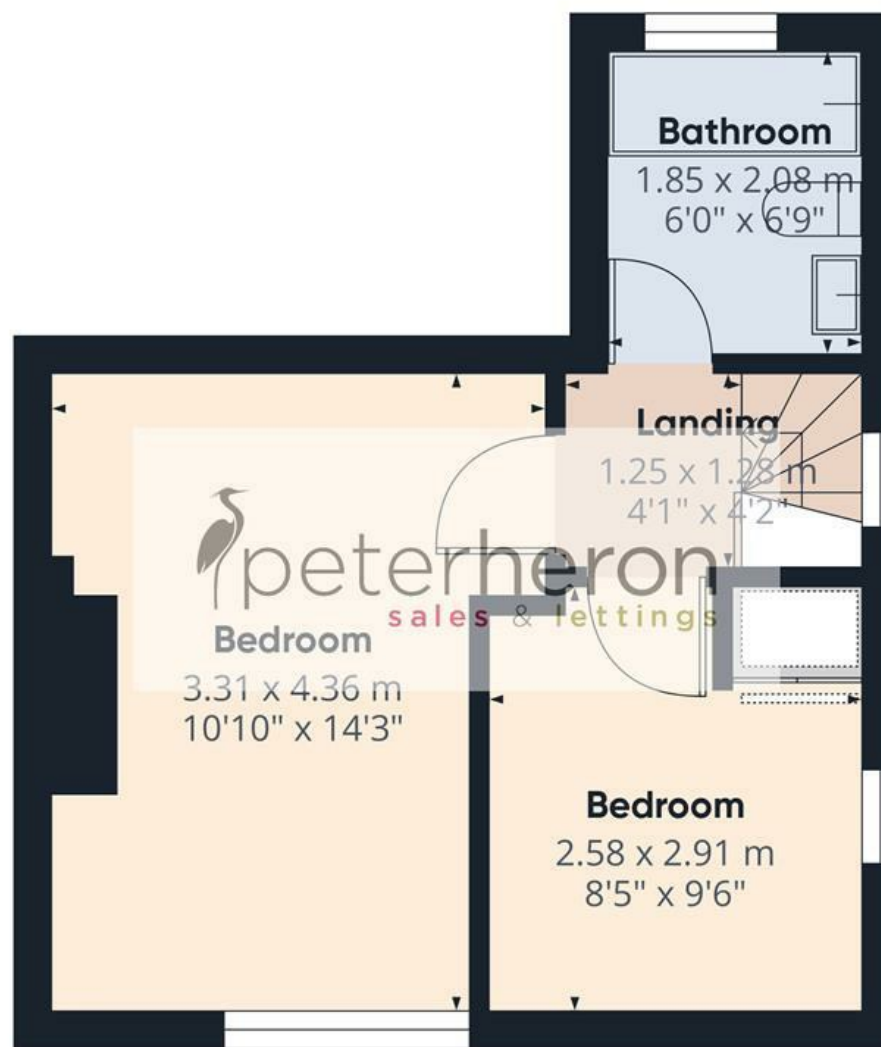
### Tenure Leasehold

We are advised by the Vendors that the property is

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First Floor

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

65 m<sup>2</sup>  
699 ft<sup>2</sup>

(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.

