









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! A significantly extended, four bedroom semi-detached house, providing spacious and versatile accommodation within this ever popular area of Silksworth. Internally the accommodation on the ground floor includes an entrance porch, an attractive lounge and a dining room with French doors to a rear decked area. There is a fitted kitchen, a downstairs wc and a double bedroom. On the first floor there are three generously proportioned bedrooms, a box room / study and a family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway whilst to the rear there is a lawned garden with decked area. 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, early viewing is essential to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via sliding glazed door to

Entrance Porch

Inner double glazed door to

Lounge 15'1" not including staircase area x 11'4"



Double glazed bow window to front, radiator, staircase to first floor.

Dining Room 9'6" x 14'9"



Double glazed French door to rear decked area, radiator and walk in cupboard with a double glazed window and houses the central heating boiler.

Lobby

Door to WC and opens out into

Kitchen 10'11" x 6'6"



Wall and base units with working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 15'3" x 10'10"



Double glazed bow window to front and radiator.

Bedroom 2 11'4" x 11'7" into alcoves



Double glazed window to front and radiator.

Box Room/Study 6'1" x 5'6"



Double glazed window to rear and radiator.

First Floor Landing

Double glazed window to front and built in cupboard.

Bedroom 1 11'9" not including fitted robes x 10'11"



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 3 11'6" x 10'10" into recess



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

Family Bathroom



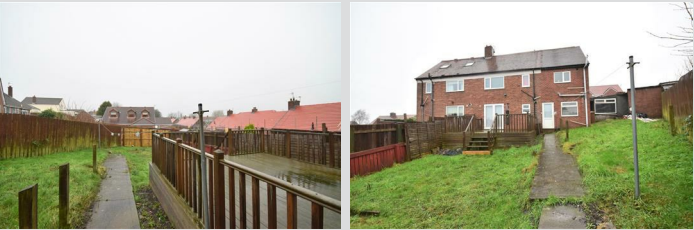
Low level WC, pedestal washbasin, panel bath and step in shower cubicle with electric shower, part tiled walls, radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with a driveway whilst to the rear there is a generous laid mainly to lawn with a decked area.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

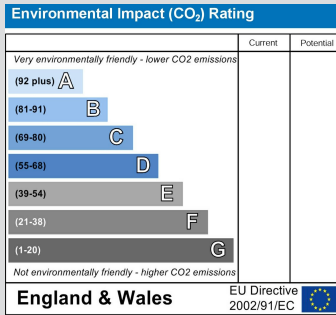
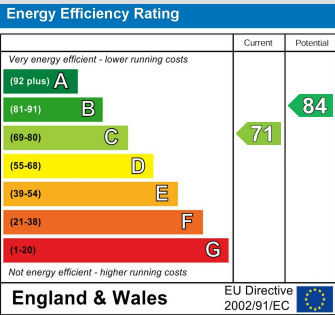
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

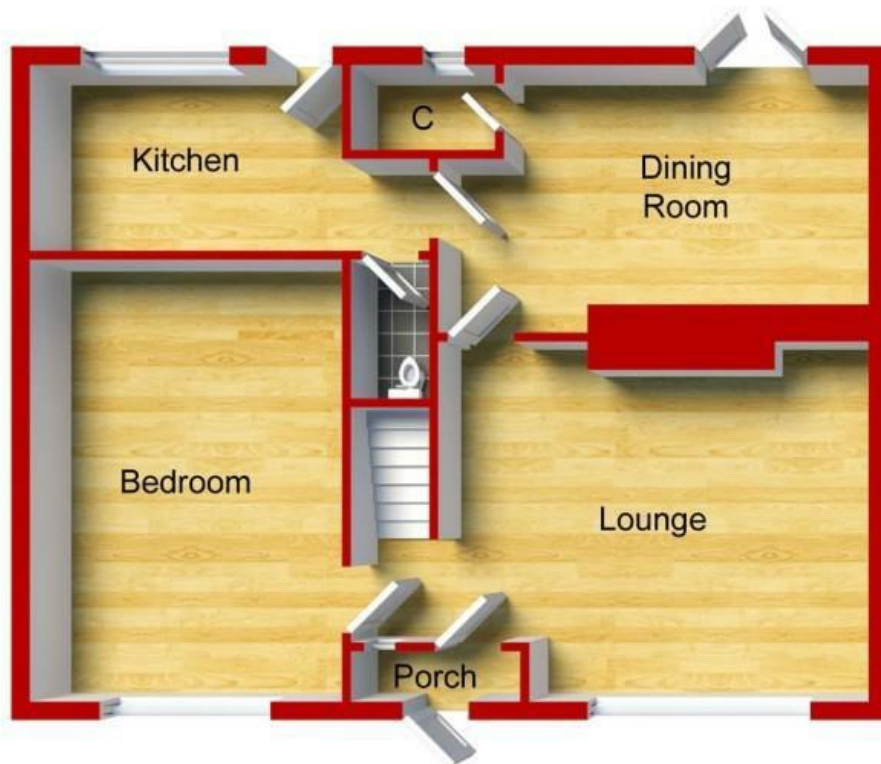
Ombudsman

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

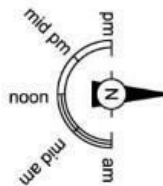


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Ground Floor
Approximate Floor Area
(63.80 sq.m)



First Floor
Approximate Floor Area
(62.68 sq.m)

28 Maple Avenue