

Silksworth Terrace, Silksworth, Sunderland £80,000











With generous lawned gardens to the front, this spacious two bedroom, two reception roomed mid terraced home offers good sized accommodation perfect for first time buyers and families. Available with no upward chain, the property internally comprises a reception hall, lounge, dining room, kitchen and bathroom whilst to the first floor there are two good sized bedrooms. Externally to the rear there is an enclosed courtyard. Located in a convenient position central to the city centre, A19 and Doxford International Business Park, the property is also well placed for an extensive range of local amenities.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Hall




Radiator.

Lounge 12'1" x 12'7"




Double glazed window and radiator.

Dining Room 12'2" x 14'5"




Double glazed window.

Kitchen 7'9" x 7'5"





Wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and washing machine, with a double glazed window, radiator, built in cupboard and access to the lobby.

Lobby



Built in cupboard and door to courtyard.

Bathroom




Low level WC, washbasin and bath, radiator and double glazed window.

First Floor Landing



Bedroom 1 17'0" x 9'3"




Double glazed dormer window and radiator.

Bedroom 2 13'10" x 11'8"




Double glazed window and radiator.

MAIN ROOMS AND DIMENSIONS

Outside



There is a generous lawned garden and a separate courtyard area.

Photos Notice
Please note some photos have been used from before the property was tenanted.

Council Tax Band
The Council Tax Band is Band A.

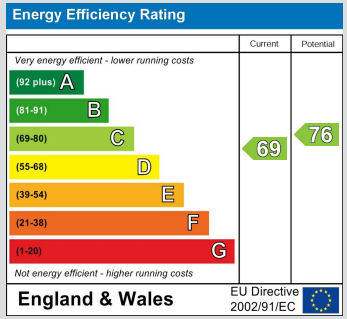
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

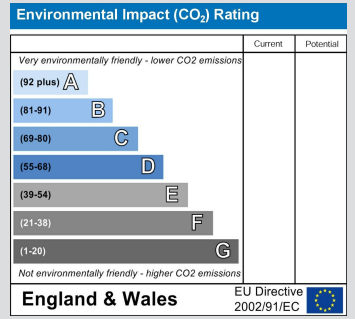
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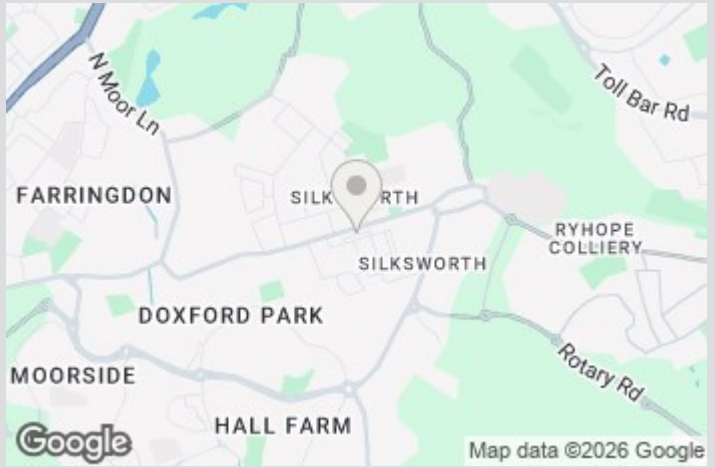
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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Ground Floor



First Floor



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Approximate total area(1)

89.9 m²

968 ft²

Reduced headroom

0.1 m²

1 ft²

(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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