

Athol Grove, Silksworth, Sunderland £124,950









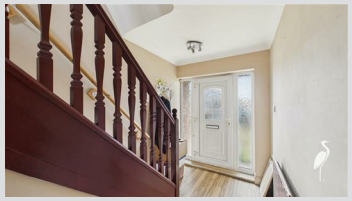


A superb three bedroom semi detached house, featuring a generous garden and garage located in a separate block. Internally the accommodation includes an entrance hall with staircase to the first floor, a lounge to the front opening through to dining room and kitchen. To the first floor there are three bedrooms and a shower room/wc. Externally there is a garden to the front with driveway providing off street parking and a garden to the rear mainly laid to lawn. Occupying a pleasant cul-de-sac position, this convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, we highly advise early viewing to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Hall




Radiator, stairs to first floor with storage under and door to lounge.

Lounge 13'3" x 12'2"




Double glazed window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 11'1" x 10'1"




UPVC double glazed French patio doors to rear, double radiator and open plan into kitchen.

Kitchen 11'1" x 8'0"





Fitted with a range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for an oven, washing machine and fridge freezer. Double glazed window to rear and wall mounted Baxi boiler.

First Floor Landing



Double glazed window to side.

Bedroom 1 12'7" x 9'8"



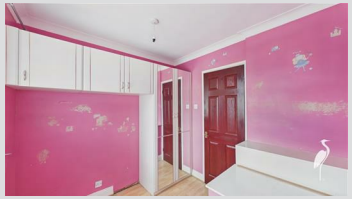

Double glazed window to front, built in wardrobes and radiator.

Bedroom 2 9'10" x 9'10"




Double glazed window rear, built in wardrobes and radiator.

Bedroom 3 7'6" x 8'3"

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

Shower Room




Low level WC, washbasin and dual head waterfall shower, double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Outside




Garden to the front with driveway providing off street parking, to the rear there is a good sized garden with lawned and block paved areas. Garage located in a nearby block.

Council Tax Band
The Council Tax Band is Band B.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/1/1964 and the Ground Rent is £TBC.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

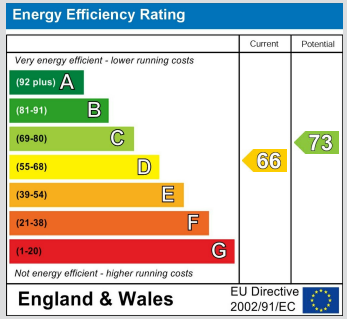
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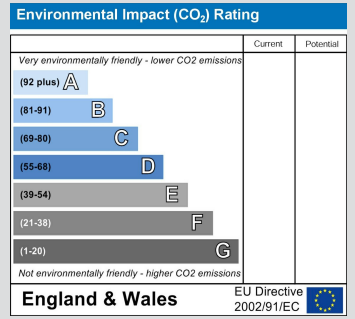
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

Ombudsman
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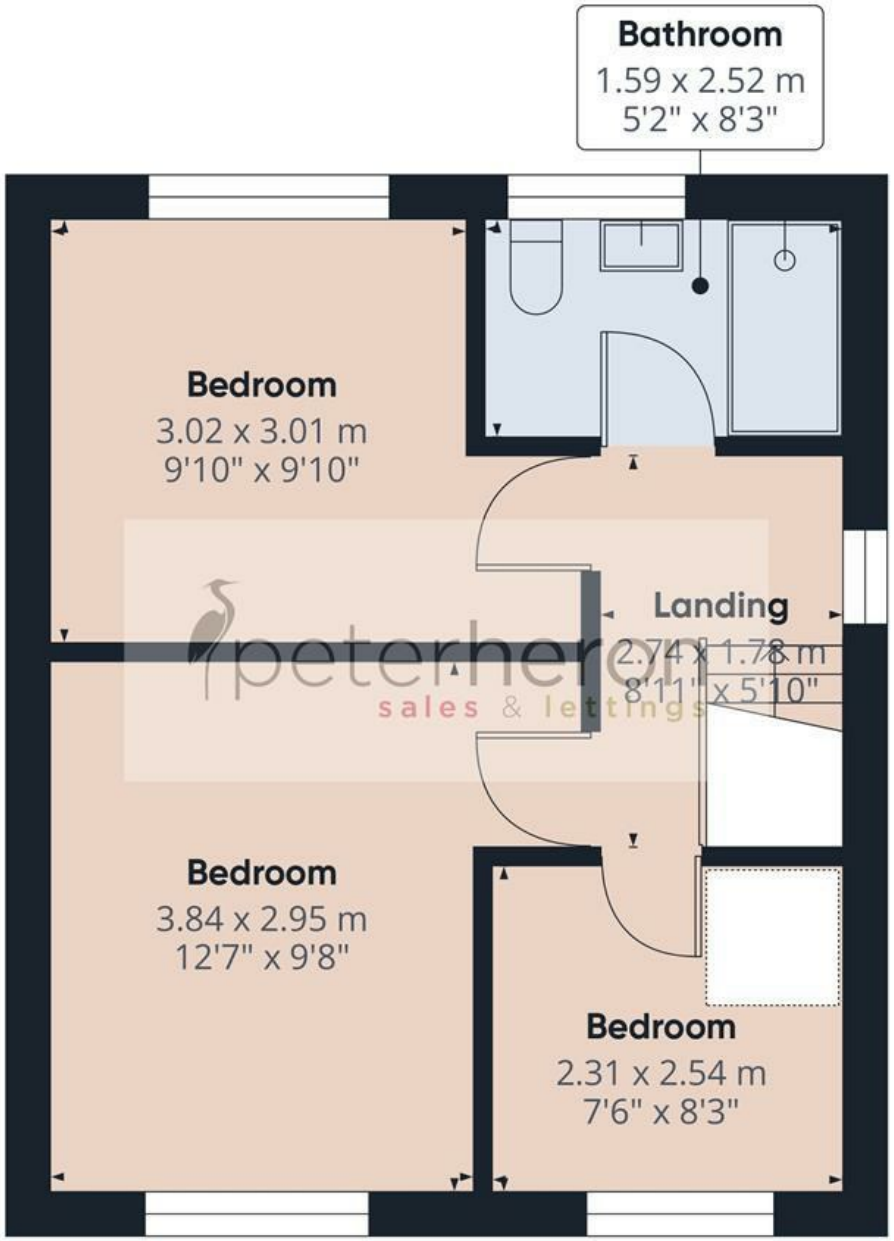








Ground Floor



First Floor



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Approximate total area(1)

75.6 m²

814 ft²

(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.

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