Norfolk Avenue, Silksworth, Sunderland

£129,950

An attractive, two bedroom semi-detached house situated within this ever popular part of Silksworth, available with no upper chain involved. Internally the neatly presented accommodation includes a hall, lounge, modern kitchen/diner, conservatory and WC to the ground floor whilst to the first floor there are two well-proportioned bedrooms and a shower room/wc. Externally there are gardens to the front and rear along with a driveway and garage. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Double glazed windows and inner door to hall.

Entrance Hall

Radiator and stairs to first floor with storage under, open plan into lounge.

Lounge 12'6" x 16'11"

Double glazed bay window to front, two radiators and an electric fireplace. Open into kitchen/diner.

Kitchen/Diner 9'6" x 18'0"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink k and drainer unit with mixer tap. Space for an oven and fridge freezer. Storage cupboard and double glazed window to rear. UPVC sliding patio door to conservatory and door to garage.

Conservatory 9'3" x 8'4"

Double glazed windows and UPVC double glazed French patio doors to rear.

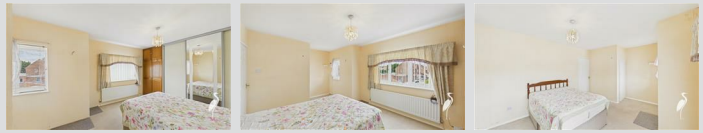
Ground Floor WC

Low level wc, and wash basin and radiator. Double glazed window to rear.

First Floor Landing

Double glazed window to side.

Bedroom 1 11'5" x 12'10"



Two double glazed windows to front, radiator, built in mirrored fronted sliding door wardrobes and storage cupboard.

Bedroom 2 10'7" x 11'9"

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room

Shower cubicle, low level wc and wash basin set into vanity unit. Radiator and double glazed window.

Outside

Garden to front with gated driveway providing off street parking leading to garage whilst to the rear a garden mainly laid to lawn.

Garage 21'1" x 13'11"
Accessed via up and over shutter door. Internal doors to kitchen and WC. Wooden door to rear garden.

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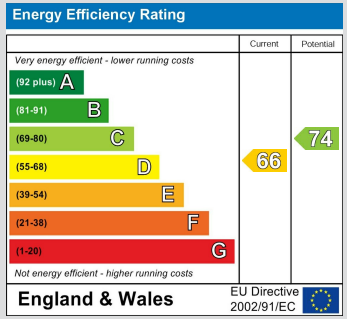
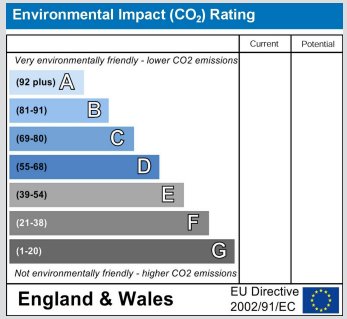
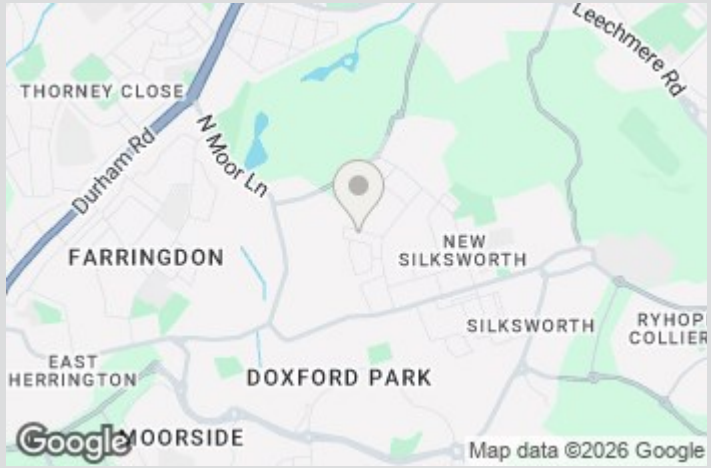
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

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

First Floor

Approximate total area(1)

106.6 m²

1147 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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