

Castlereagh Street, Silksworth, Sunderland

£110,000











A deceptively spacious and well presented three bedroom mid terrace home, situated within this popular and convenient location. Internally the accommodation includes an entrance lobby, hallway, a generous lounge, opening through to a dining room, kitchen and bathroom/wc, whilst at first floor level there are three bedrooms and a washroom/wc. Externally there is an enclosed courtyard to the rear. This location is ideal for local amenities including shops and schools, as well as offering links to Sunderland city centre and major road connections. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Lobby
Door to the hallway.

Hallway



Radiator, door to the lounge and there is a storage cupboard.

Lounge





Double glazed window to the front, radiator and a feature fireplace with an electric fire.

Dining Room





Large double glazed window to the rear, feature fireplace surround, radiator, door to the kitchen and stairs to the first floor.

Kitchen





Fitted with wall and base units with work surface over incorporating a 1/2 bowl sink and drainer unit. Space provided for a cooker, washing machine and a fridge freezer. Boiler concealed by a matching kitchen unit. Double glazed window, radiator and a door to

Inner Lobby
Door to courtyard, storage cupboard and a door to the bathroom.

Bathroom



Low level wc, pedestal wash hand basin, shower and a panelled bath, UPVC lined ceiling, tiled walls and floor, radiator and a double glazed window.

First Floor Landing
Access hatch to loft, doors to the three bedrooms and wc.

Bedroom 1



Large double glazed window to the front, radiator and storage cupboard.

Bedroom 2



Double glazed window to the front and a radiator.

Bedroom 3



Two double glazed windows to the rear and a radiator.

MAIN ROOMS AND DIMENSIONS

WC



Low level WC, wash hand basin and a Velux window.

Outside





Low maintenance courtyard to the rear.

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

Council TaxBand
The Council Tax is Band A.

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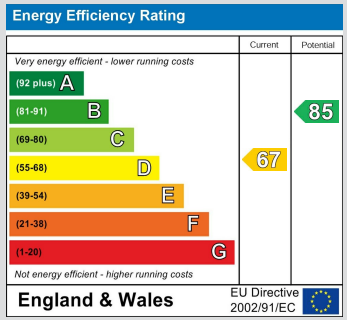
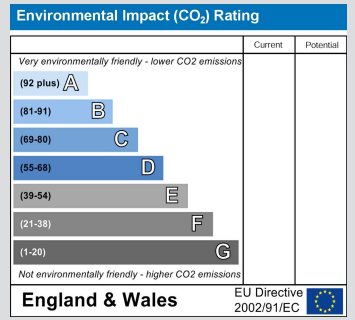
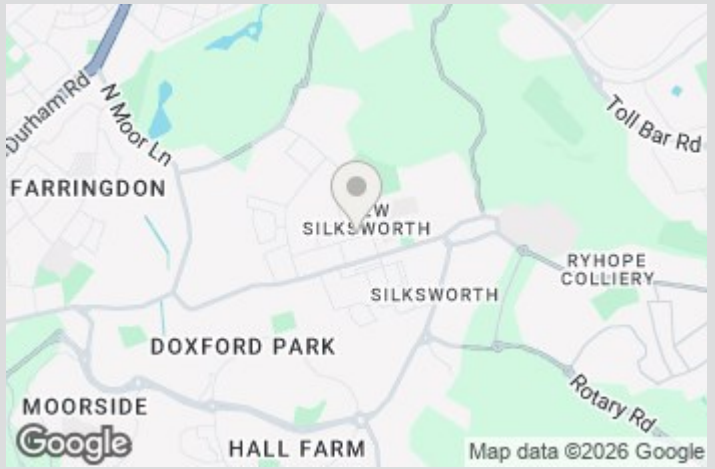
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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Approximate total area(1)

91.2 m²

981 ft²

Reduced headroom

1.1 m²

12 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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