Cambridge Road, Silksworth, Sunderland

£99,950

WELCOME

This two bedroom semi detached house is available with no upward, the property would benefit from general updating and modernising but has been sensibly priced accordingly. Internally the accommodation includes entrance hall, lounge, dining room, lean to, kitchen and ground floor wc. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a driveway to the front and good sized lawned garden to the rear. Situated in this ever popular part of Silksworth, close to local amenities, shops and schools as well as offering transport links to surrounding areas. Viewing is recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Hall

Stairs to first floor with storage under and radiator.

Lounge

Bow window to front, feature arched alcoves with built in storage and gas fire. Radiator and archway into dining room.

Dining Room

Feature fireplace, storage cupboard and door into lean to. Opening into kitchen.

Lean To

Single glazed windows overlooking the garden.

Kitchen

Bow window to rear, radiator and open plan into kitchen. Doors to WC and outhouse.

Kitchen

Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Space for an oven, fridge freezer and washing machine. Radiator, window to rear and door to garden.

Ground Floor WC

Low level WC.

Outhouse
Door to front.

First Floor Landing

Window and access point to loft.

MAIN ROOMS AND DIMENSIONS

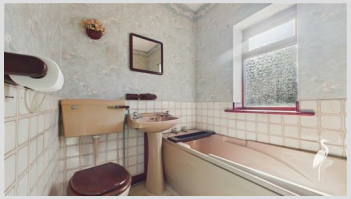
Bedroom 1

Window to front, radiator, built in wardrobes and furniture.

Bedroom 2

Window to rear, radiator, wall mounted boiler and storage cupboard.

Bathroom



Bath, low level wc and wash basin. Window to rear.

Outside

Driveway to the front providing off street parking whilst to the rear a good sized garden laid mainly to lawn.

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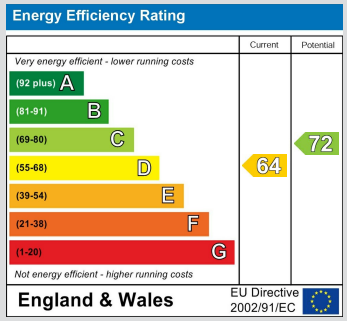
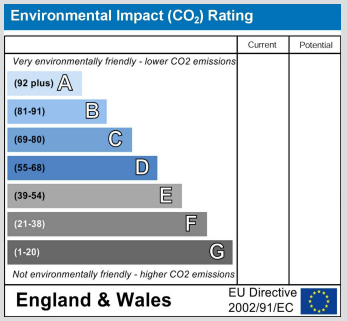
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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)

87.8 m²

946 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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