



10 Londonderry Street

Silksworth
Sunderland
SR3 2AU

£95,000
Freehold

Mid Terraced Dormer Style Cottage
Two Bedrooms
Two Reception Rooms
Gas Central Heating & Double Glazing
Close to Local Amenities & Transport
Links
Early Viewing Recommended





Safe and Secure welcome to the market this Two Bedroom Mid-Terraced Dormer Style Cottage, situated on Londonderry Street, Silksworth, the deceptively spacious property would make an excellent home for a variety of buyers. Benefitting from gas central heating, double glazing and yard to rear.

Close to local amenities and transport links, this property comes with vacant possession. Early viewings recommended.

ENTRANCE HALL

Double glazed entrance door.

LOUNGE

11' 10" x 15' 8" (3.61m x 4.78m) Double glazed window to front, coving to ceiling, wall light points, wood effect fireplace, tiled inset and hearth, feature fire and radiator.

DINING ROOM

12' 3" x 13' 11" (3.73m x 4.24m) Double glazed window to rear, coving to ceiling, staircase to first floor with spindle banister, understairs storage cupboard, built in storage cupboard and radiator.

KITCHEN

7' 07" x 17' 01" (2.31m x 5.21m) Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, combination boiler, radiator, double glazed window to rear and double glazed door to rear.



FIRST FLOOR LANDING

Access to loft space.

MASTER BEDROOM

7' 04" x 7' 07" (2.24m x 2.31m) Double glazed window to rear, built in storage cupboard and radiator.

BEDROOM 2

17' 02" x 15' 07" (5.23m x 4.75m) Double glazed window to front, Velux style window, built in storage cupboard and radiator.

BATHROOM

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to rear.

REAR YARD

Paved yard enclosed by walled boundaries.



Local Authority
Council Tax Band
EPC Rating

TBC

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24-25 Westbourne Terrace
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.