

# Andrew Craig

The Property Specialists

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## Sunnybrow, Silksworth

### £450 Monthly Plus Fees

EPC Rating: D

Ref: 255477



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The Agent of the North

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This two bedroom mid terraced house would be ideal for the young families and first time tenants alike being close to local amenities including shops, schools and transport/road links to the city centre and surrounding areas. Accommodation briefly comprises of entrance lobby, lounge with stairs to the first floor and fitted kitchen to the ground floor whilst to the first floor there are two bedrooms and a family bathroom with three piece suite. Call now to arrange to view.

## ACCOMMODATION COMPRISES

### GROUND FLOOR

Wood entrance door leading to entrance lobby.

### LOUNGE 4.6m (15'1) x 3.33m (10'11)

Stairs to first floor, double radiator, television and telephone points.

### KITCHEN 3m (9'10) x 3.33m (10'11)

Range of wall and floor units, contrasting worktops, built in gas hob electric oven, extractor fan, sink with mixer tap, plumbed for automatic washing machine, single radiator, wood rear door.

### STAIRS TO FIRST FLOOR LANDING

Loft access.

### REAR BEDROOM 3.05m (10'0) x 2.01m (6'7)

Single radiator and window.

### BATHROOM

Three piece suite comprising panelled bath, pedestal basin, low level WC and window.

### FRONT BEDROOM 3.05m (10'0) x 3.05m (10'0)

Single radiator, storage cupboard and window.

## The Agent of the North

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Auctions, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0845 226 1 222

In accordance with the Property Misdescriptions ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.**