









This newly refurbished three bedroom semi-detached house, provides stunning accommodation and occupies a generous plot within this popular area of Grindon. Internally the immaculate accommodation on the ground floor includes a hall with staircase to the first floor, spacious lounge enjoying a dual aspect and there is a fabulous contemporary kitchen / diner. To the first floor there are three well-proportioned bedrooms and an impressive bathroom/wc. Externally there is a driveway with gated access and generous, low maintenance gardens. The property benefits from double glazing and gas central heating to radiators. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent connections to surrounding areas and major road including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Hall



There is a staircase to the first floor and doors connecting off to the lounge and kitchen/Diner.

Lounge 17'7" x 11'3" into alcoves



This superb room enjoys a dual aspect with double glazed window to the front and double glazed French doors to the rear, there is a radiator and a contemporary wall mounted electric fire.

Kitchen/Diner 17'7" x 9'4"



An Impressive kitchen diner fitted with an excellent range of contemporary wall and base units with work surfaces over, incorporating a sink and drainer unit, integrated appliances include an electric oven and electric hob, space has been provided for the inclusion of a fridge freezer and a washing

machine, there are double glazed windows to the front and rear, a double glazed door to the side, tiled floor, a radiator and built in cupboard.

First Floor Landing



With a double glazed window to the rear, radiator and doors lead off to the three bedrooms and bathroom.

Bedroom 1 14'9" x 9'4"



Double glazed window to the front, radiator and built in cupboard.

Bedroom 2 11'10" x 9'8"



Double glazed window to the front and a radiator.

Bedroom 3 8'5" x 8'0"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



A fabulous contemporary bathroom with low level WC, wash hand basin set into vanity unit and a bath with mains fed shower over, there are attractive tiled walls and floor, feature radiator and a double glazed window.

Outside



Low maintenance there are gardens to the front, side and rear and the property also benefits from a driveway providing off street parking.

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.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a

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Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	64	England & Wales
			EU Directive 2002/91/EC



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