









A spacious and beautifully presented three bedroom semi-detached house with a generous drive and superb rear garden, occupying a delightful cul-de-sac position. Internally the stylish accommodation includes an entrance hall with a staircase to the first floor, lounge and a fabulous, contemporary kitchen/diner. To the first floor there are three bedrooms and a bathroom/wc. Situated in the popular residential area of Grindon, the property is ideally located for local amenities, shops and schools, as well as providing transport links to Sunderland City Centre and major road links including the A19. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



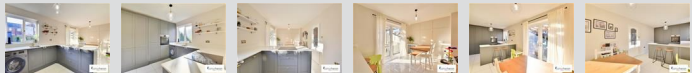
Radiator, stairs to the first floor and door to lounge.

Lounge 13'10" x 11'6"



Double glazed window to the front, radiator, feature fireplace, built in storage and shelving. Door to the kitchen.

Open Plan Kitchen/Diner 19'5" x 9'4"



Range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit and

breakfast bar. Integrated appliances include an oven, electric hob, fridge freezer and dishwasher. Space has been provided for a washing machine, double glazed window and double glazed French doors to rear and radiator. Door to pantry.

Pantry 7'8" x 6'1"



Wall and base units with work surfaces over, double glazed window to front, UPVC door to rear and extra storage space.

First Floor Landing



Access hatch to loft and double glazed window to the side.

Bedroom 1 13'5" x 9'8"



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 2 11'6" x 8'10"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'2" x 8'6" max



Double glazed window to front, radiator and storage cupboard.

Bathroom



Low level WC, wash hand basin and bath with overhead shower, part tiled walls, radiator and double glazed windows.

Outside



Generous front garden with a block paved driveway and an attractive garden to the rear with a lawn and patio area.

Council Tax Band

The Council Tax Band is Band A.

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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 completion commission of £210.00 by Movewithus Ltd.

Fawcett Street Viewings

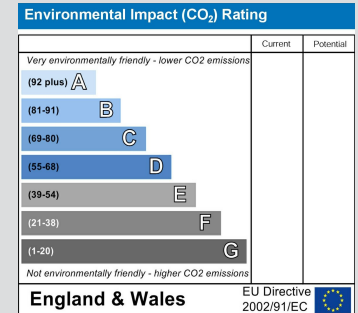
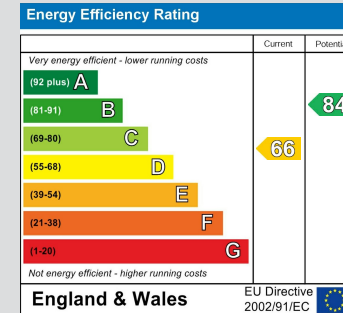
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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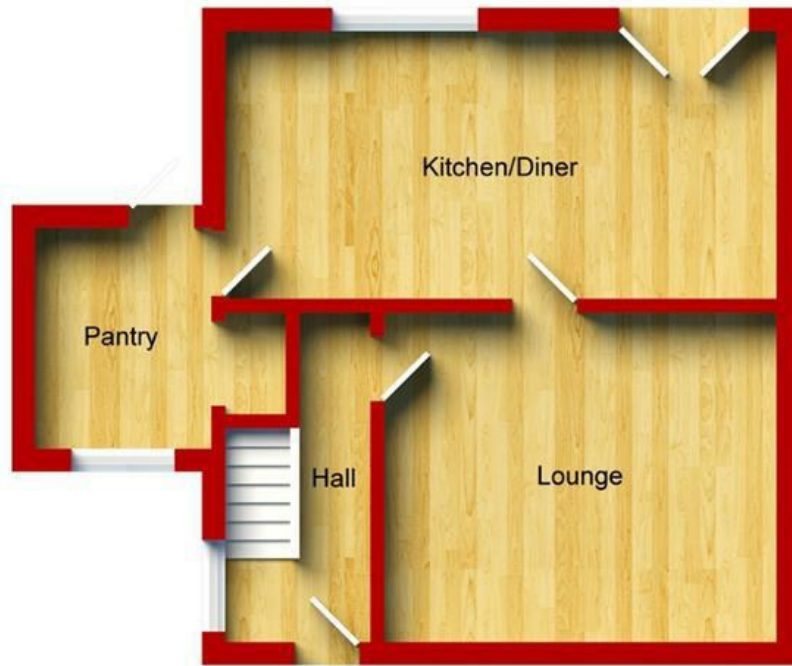
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MAIN ROOMS AND DIMENSIONS

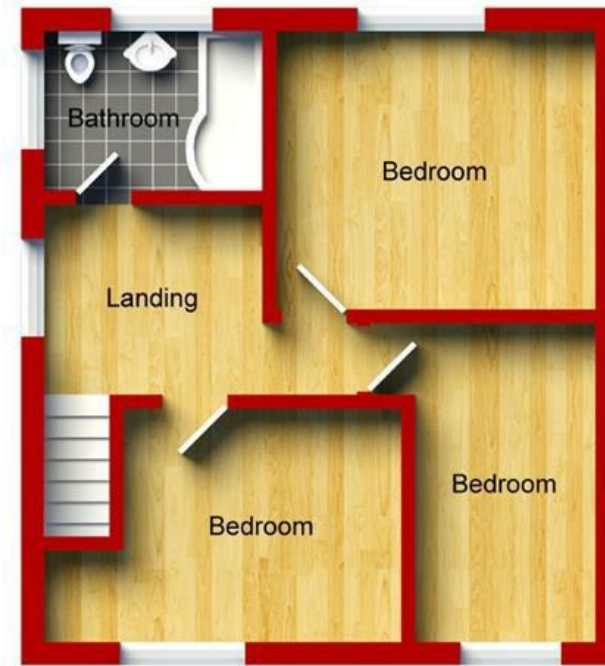


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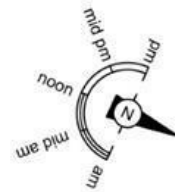
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Ground Floor
Approximate Floor Area
(43.80 sq.m)



First Floor
Approximate Floor Area
(38.90 sq.m)



10 Gourock Square