

An impressive three bedroom semi-detached house, providing spacious and immaculate accommodation within this popular area of Grindon, available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance porch, a hall with staircase to the first floor, an attractive lounge / diner that enjoys a dual aspect and there is a modern fitted breakfasting kitchen. To the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear. 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. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door.

## Entrance Porch

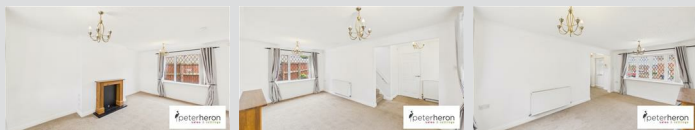
UPVC inner door to hallway.

## Hallway



Staircase to first floor and double radiator.

## Lounge 17'7" x 11'5"



Double glazed bay window to front, double glazed window to rear, feature fireplace and double radiator.

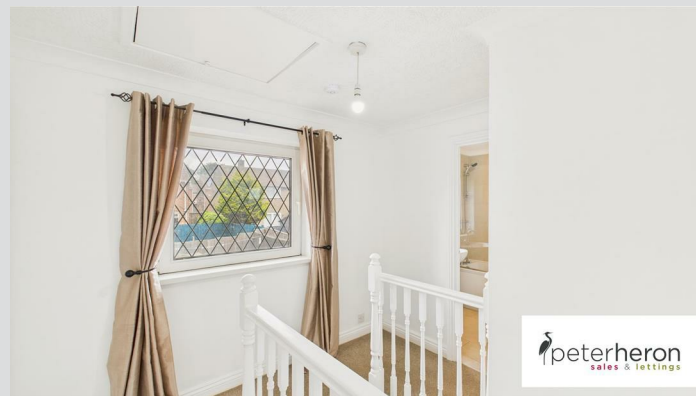
## Kitchen/Diner 14'7" x 9'2"



Range of wall and base units countertops over incorporating

1 1/2 bowl sink and drainer with stainless steel mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer. Storage cupboard and radiator. Double glazed window and UPVC door to rear.

## First Floor Landing



Double glazed window to rear and access hatch to loft.

## Bedroom 1 14'7" x 9'2"



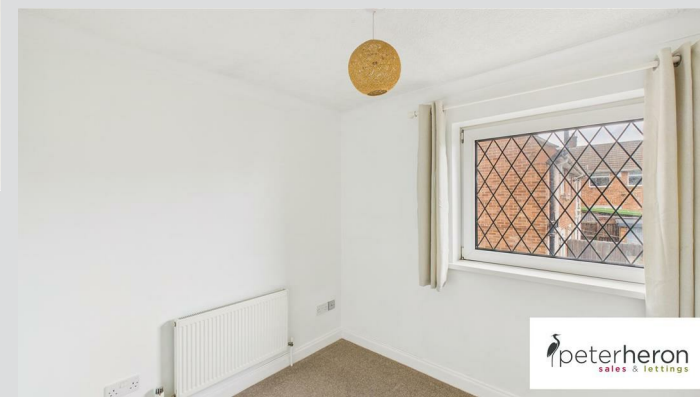
Double glazed window to front and storage cupboard.

## Bedroom 2 11'11" x 8'2"



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

## Bedroom 3 8'4" x 8'0"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, heated towel rail and double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance gardens to the front and rear.

## 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 - Particulars

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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

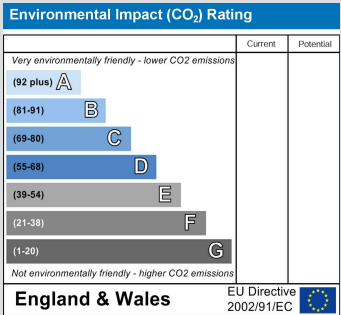
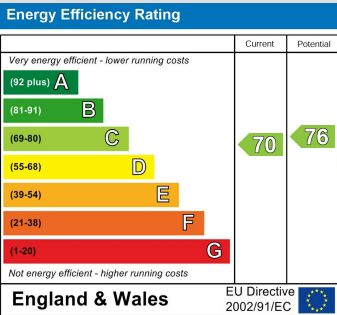
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



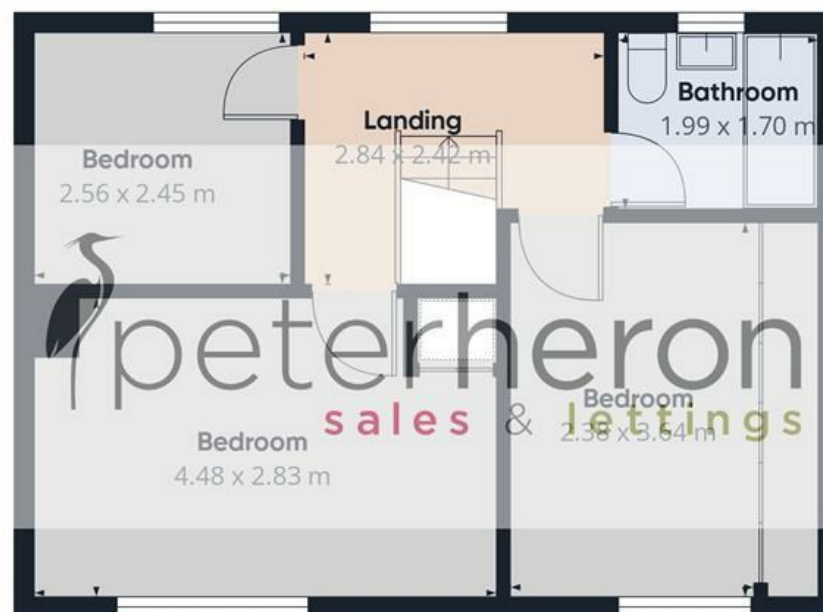
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Floor 0

**Approximate total area<sup>(1)</sup>**  
77.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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