

This stunning three bedroom house, provides deceptively spacious and beautifully appointed accommodation within this popular area of Grindon. Internally the stylish interior on the ground floor includes an entrance porch, hall with staircase to the first floor, attractive lounge and a fabulous, 21ft contemporary kitchen / diner and a useful utility / store area. To the first floor there are three well-proportioned bedrooms and an impressive modern bathroom/wc. Externally there is a green to the front and to the rear a wonderful, landscaped garden with a lawn, patio and gated access to a gravelled area providing off street parking. 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 essential to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There is a double glazed window and an inner door leading through to the

Hallway



The attractive hall has a staircase to the first floor with under stairs storage cupboard and doors leading off to the lounge and kitchen diner.

Lounge 13'7" max into bay and alcoves x 12'0"



This superb room has a double glazed box style bay window to the front, radiator and an attractive feature fireplace.

Kitchen/Diner 21'0" x 8'3"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating a breakfast bar and a 1/2 bowl sink and drainer unit, integrated appliances include a gas oven, a gas hob with extractor over, a fridge and a freezer, there is a double glazed door providing access to the rear garden, two double glazed windows to the rear and a door to the utility/store area.

Utility/Store Area



Space provided for the inclusion of a washing machine, wall mounted central heating boiler and a double glazed window.

First Floor Landing



With doors leading off to the three bedrooms and bathroom.

Bedroom 1 14'7" x 9'3"



This spacious room has two double glazed windows to the rear and two radiators.

Bedroom 2 10'9" x 7'2" not inc entrance recess



Double glazed window to the front and a radiator.

Bedroom 3 7'2" x 7'9" measure not inc recess dressing area



Double glazed window to the front, radiator, fitted cabinets and hanging rail in the recess dressing area.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Superb contemporary bathroom suite with low level WC, pedestal wash hand basin and panel bath with mains fed shower over, chrome ladder style radiator, part tiled and double glazed window.

Outside



There is a garden to the front and to the rear a delightful landscaped garden with lawn and patio area, there is also gated access through a gravelled area providing off street parking if required.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A.

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 completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars

are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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Important Notice Part 2

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.

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Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

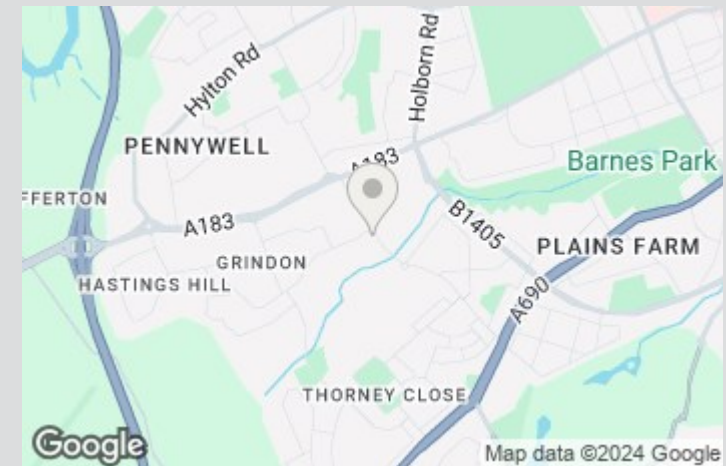
Fawcett Street Viewings

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

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			
(92 plus) A		87	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D	67		(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			(1-20) G
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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