









An attractive three bedroom end terraced house within this popular area of Grindon, available with no upper chain involved. Internally the accommodation includes a hall, lounge, dining room, and kitchen whilst to the first floor there are three bedrooms and a bathroom/wc. 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. With no upper chain involved, early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Hall

There is a single glazed window and a staircase to the first floor.

Lounge 13'6" x 9'9"



Double glazed window to the front, radiator and the room opens through into the dining room.

Dining Room 8'11" x 8'9"



Double glazed window to the rear, radiator and a door to the kitchen.

Kitchen 8'9" x 7'8"



With fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, spaces have been provided for the inclusion of a cooker and an under counter fridge and freezer, a double glazed window to the rear and a single glazed stable style door to the rear garden.

First Floor Landing

With doors leading off to the bedrooms and bathroom.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 14'0" x 9'2"



Double glazed window to the front and a radiator.

Bedroom 2 9'3" x 8'7"



Double glazed window to the rear and a radiator.

Bedroom 3 9'8" max into recess x 7'9"



Double glazed window to the front, radiator and a built in cupboard over the stair head area.

Bathroom



Three piece modern suite comprising a low level WC,

pedestal wash hand basin and a panel bath, a double glazed window, tiled floor and part tiled walls.

Outside



There are gardens to the front and rear, along with the brick built store located in the rear garden.

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 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.

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

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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

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 applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

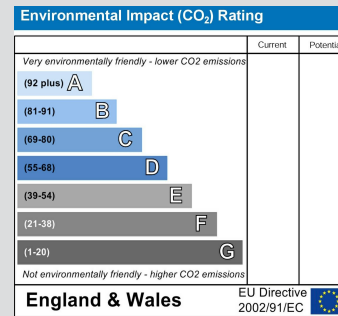
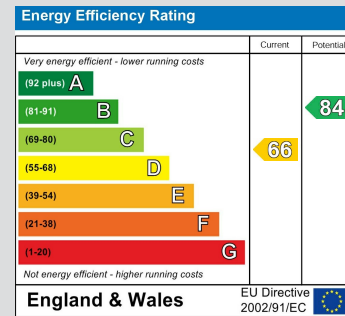
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(35.28 sq.m)



First Floor
Approximate Floor Area
(36.15 sq.m)

