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Gartland Road, Grindon, Sunderland

£115,000







A stylish and beautifully presented three bedroom semi-detached house, occupying an attractive position overlooking a green within this popular area of Grindon, available with immediate vacant possession and no upper chain involved. Internally the well-appointed accommodation on the ground floor includes a hall with staircase to the first floor, spacious lounge enjoying a dual aspect and there is a superb modern kitchen / diner. To the first floor there are three bedrooms and a stunning, contemporary bathroom/wc. Externally there is a low maintenance, block-paved area to the front and a pleasant garden to the 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 essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to

### Entrance Hall

There is a radiator, staircase to the first floor and doors leading of to the lounge and kitchen diner.

### Lounge 17'7" x 11'2" into alcove



This room enjoys a dual aspect with double glazed windows to both the front and rear and a radiator.

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



Fitted with contemporary range of wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator and this room enjoys a dual aspect with double glazed windows to the front and rear and a door to the rear lobby.

### Rear Lobby

Double glazed door to the rear garden.

## First Floor Landing



With double glazed window to the rear and doors to the three bedrooms and bathroom.

### Bedroom 1 14'9" max x 9'3"



Double glazed window to the front and radiator.

### Bedroom 2 11'10" x 9'7"



Double glazed window to the front and a radiator.

### Bedroom 3 8'7" x 8'2"



Double glazed window to the rear and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Fabulous contemporary bathroom suite with low level WC, pedestal wash hand basin, panel bath with mains fed shower over, chrome ladder style radiator, attractive tile walls and floor and a double glazed window.

## Outside



There is a low maintenance block paved area to the front whilst to the rear there is a 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:-

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

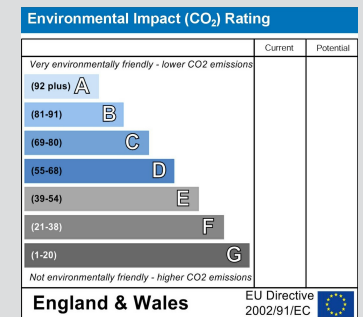
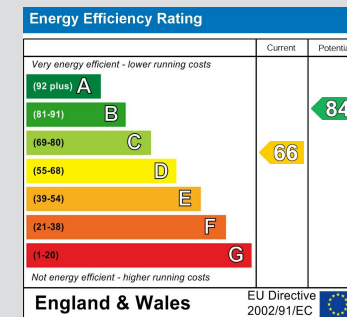
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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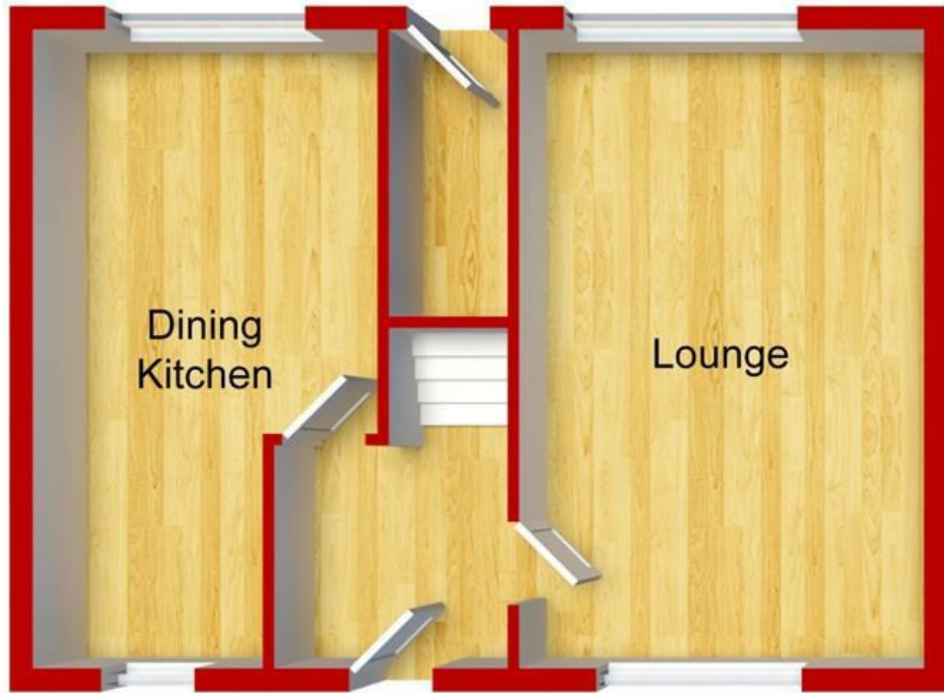
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## MAIN ROOMS AND DIMENSIONS



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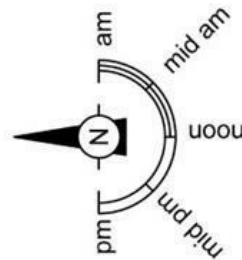
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Ground Floor  
Approximate Floor Area  
(40.58 sq.m)



First Floor  
Approximate Floor Area  
(40.58 sq.m)



20 Gartland Road