









A generously proportioned two bedroom, two reception mid terrace cottage, situated within this popular location, off Chester Road. Internally the accommodation is all one one level and includes an entrance vestibule, hall, two reception rooms, kitchen, shower room/wc and two bedrooms. Externally there is a courtyard to the rear. This convenient location is ideal for local amenities, shopping facilities, schools, Sunderland Royal Hospital and provides excellent transport connections. The property is available with no upper chain involved, early viewing is advised!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via UPVC entrance door.

Reception Hall

Double radiator.

Lounge 12'9" x 12'1"



Double glazed bay window to front, double radiator and feature fireplace. Double doors opening into dining room.

Dining Room 12'9" x 12'1"



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

Kitchen 10'2" x 9'4"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for cooker, low level fridge and freezer and washing machine. Storage cupboard. Double glazed window to rear.

Rear Hall

Storage cupboard and UPVC door to rear.

Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator, built in storage and double glazed window to rear.

Bedroom 1 12'8" x 9'0"



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

Bedroom 2 12'8" x 9'0"



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

Outside

Low maintenance courtyard to the rear.

Council Tax Band

The Council Tax Band is Band B.

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.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

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MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

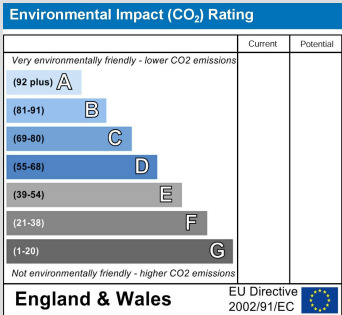
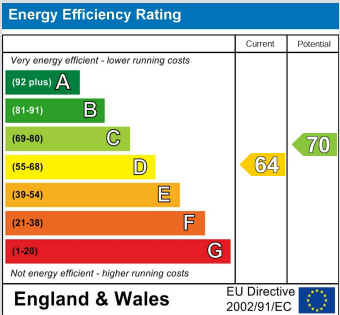
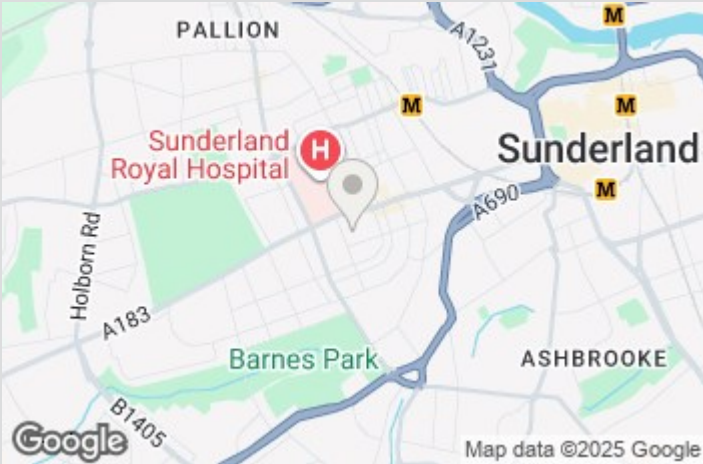
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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Ground Floor
Approximate Floor Area
(79.90 sq.m)

21 Grindon Terrace