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Glencoe Square, Grindon, Sunderland

£109,950







A larger style and beautifully presented two double bedroom house with an impressive kitchen/diner and a delightful garden, occupying a delightful cul-de-sac position within this popular area of Grindon, available with no upper chain involved. Internally the attractive accommodation includes a spacious lounge, a fabulous kitchen/diner with French doors to the rear garden and to the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Benefits of the property include 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 links including the A19. We highly advise early viewing to appreciate the generous rooms and quality of accommodation this superb home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door opening through to the

Lounge 12'1" into bay x 11'10" main living area extending



Spacious room with a double glazed box style bay window to the front, radiator, wood burning stove and a part glazed door leading through to the kitchen diner.

Kitchen/Diner 15'4" not inc fitted storage extending to 17'10" i



A superb modern kitchen fitted with a range of wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven and hob with extractor chimney over, there is a useful storage area behind sliding doors providing space for the inclusion of a fridge freezer, washing machine and tumble dryer and additional storage space, there is a double glazed window to the rear, double glazed door, French door to the rear garden and a radiator.

First Floor Landing

With doors to the two bedrooms and bathroom.

Bedroom 1 14'11" x 9'8"



This generous bedroom has two double glazed windows to the front, radiator and built in cupboard providing storage space and housing the central heating boiler.

Bedroom 2 10'6" x 10'11" max measure inc fitted robe



This double bedroom has a double glazed window to the rear, radiator and fitted wardrobe.

Bathroom



A modern suite with low level WC, wash hand basin and a panel bath with mains fed shower over, there is a radiator and double glazed window.

Outside



There is a lawned garden to the front and to the rear a generous garden laid mainly to lawn with a patio area and established planted borders.

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.

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MAIN ROOMS AND DIMENSIONS

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

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Fawcett Street Viewings

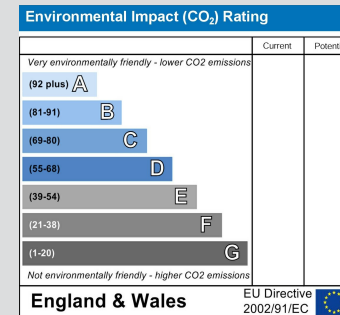
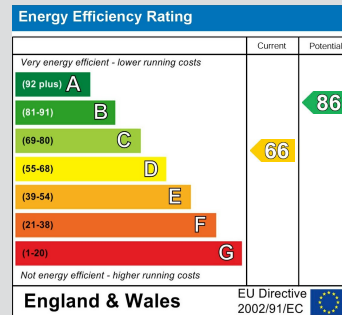
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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