















A well presented, larger style two bedroom, two reception room semi-detached house, situated within this ever popular area of Grindon. Internally the attractive accommodation on the ground floor includes a hall with staircase to the first floor, lounge, dining room and a modern kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. Benefits of the property include double glazed windows, gas central heating to radiators and solar panels (we have been advised that these are on a lease agreement). This convenient location is ideally placed for local amenities, shops and schools as well as providing connections to surrounding areas and major road including the A19. We highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Hall



Double glazed window to side and radiator.

## Lounge 11'11" x 9'9"



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

## Dining Room 7'10" x 8'7"



Double glazed door to rear, radiator and door to kitchen.

## Kitchen 9'4" x 8'0"



Modern fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, radiator, double glazed door rear.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 14'2" x 9'10" max including fitted robes



Double glazed window to front, radiator and fitted sliding door wardrobes.

## Bedroom 2 10'3" x 10'5" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

## Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, radiator and double glazed window.

Visit [www.peterheron.co.uk](http://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

## Outside



Garden to the front and a generous garden to the rear with paving and decked areas. Useful brick built store.

## Solar Panels

We have been advised the solar panels are on a lease term of 25 years from 3/4/2014. Any prospective purchaser should clarify this with their Solicitor.

## 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 - 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.

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.

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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

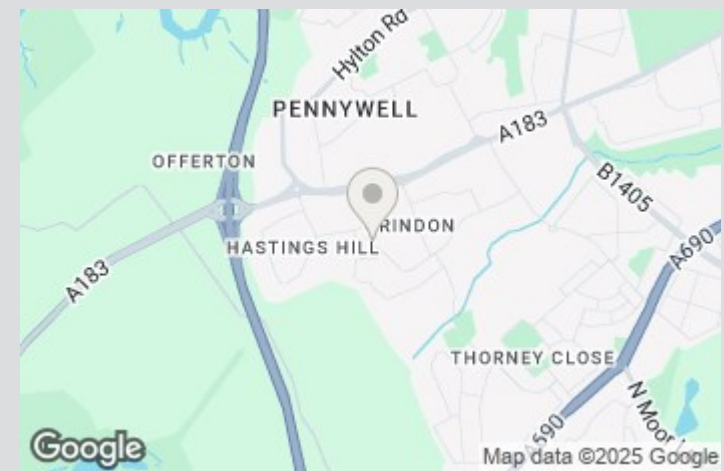
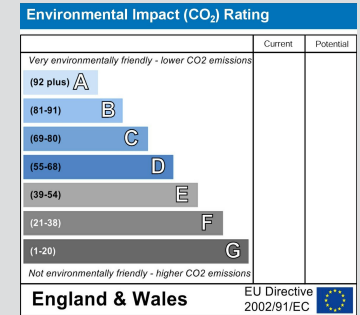
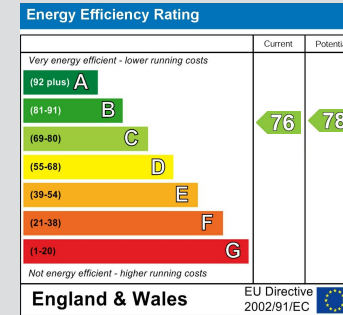
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

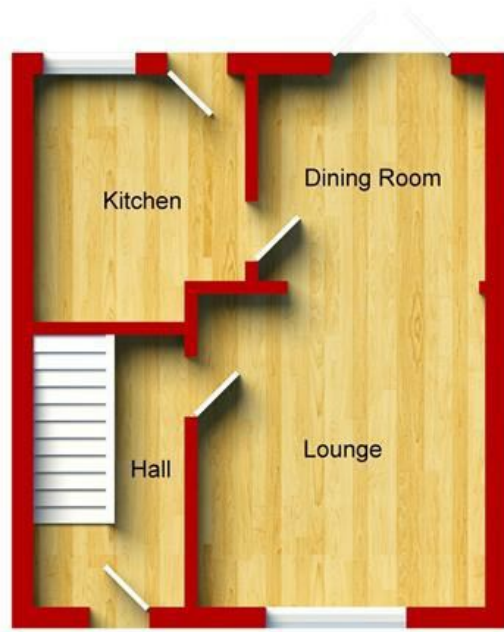
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

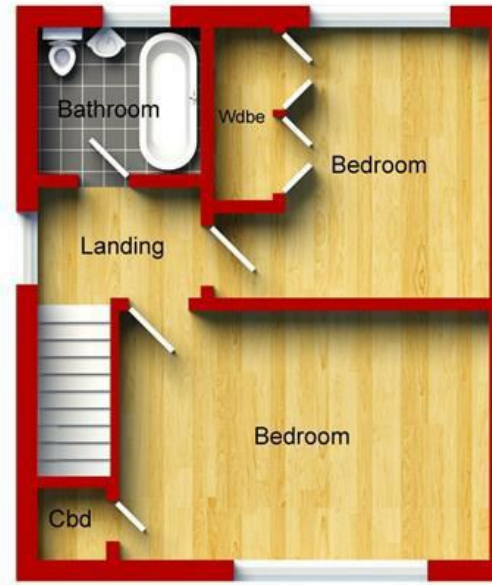


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

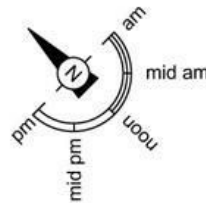
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(32.80 sq.m)



First Floor  
Approximate Floor Area  
(32.80 sq.m)



280 Gleneagles Road