









A delightful three bedroom semi-detached house with a garage, occupying an attractive corner plot within this popular area of Grindon, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, spacious lounge enjoying a dual aspect and a kitchen/diner whilst to the first floor there are three bedrooms and a modern shower room/wc. Externally there are gardens and a single garage. 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 double glazed entrance door to

Hall



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

Lounge 17'7" x 11'4" into alcove



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

Kitchen/Diner 11'3" x 9'4" plus 6'2" x 5'10"



Wall and base units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a cooker, fridge freezer and a washing machine, there are double glazed windows to the front, side and rear, double glazed door to the side and a radiator.

First Floor Landing



Double glazed window to the rear and doors leading off to the bedrooms and shower room.

Bedroom 1 11'10" x 9'7"



Double glazed window to the front and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'9" max into recess x 9'4"



Double glazed window to the front, radiator and a built in cupboard.

Bedroom 3 8'5" x 8'0"



Double glazed window to the rear and a radiator.

Shower Room



Modern suite with a low level WC, pedestal wash hand basin, step in shower cubicle with an electric shower, part tiled walls, radiator and double glazed window.

Outside



The property enjoys a lawned garden to the front and an additional garden area to the rear, and a detached single garage.

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

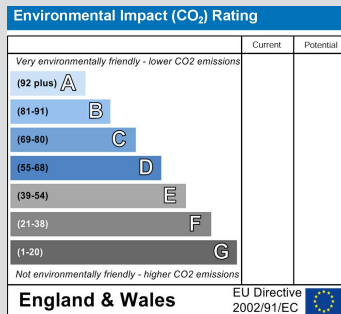
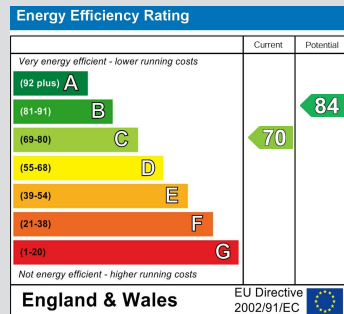
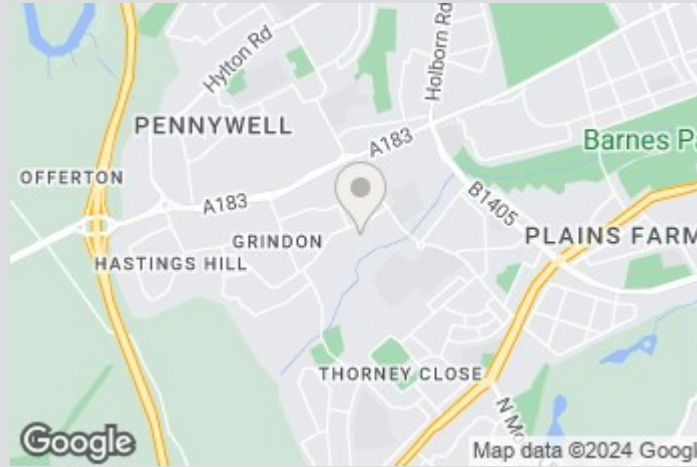
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

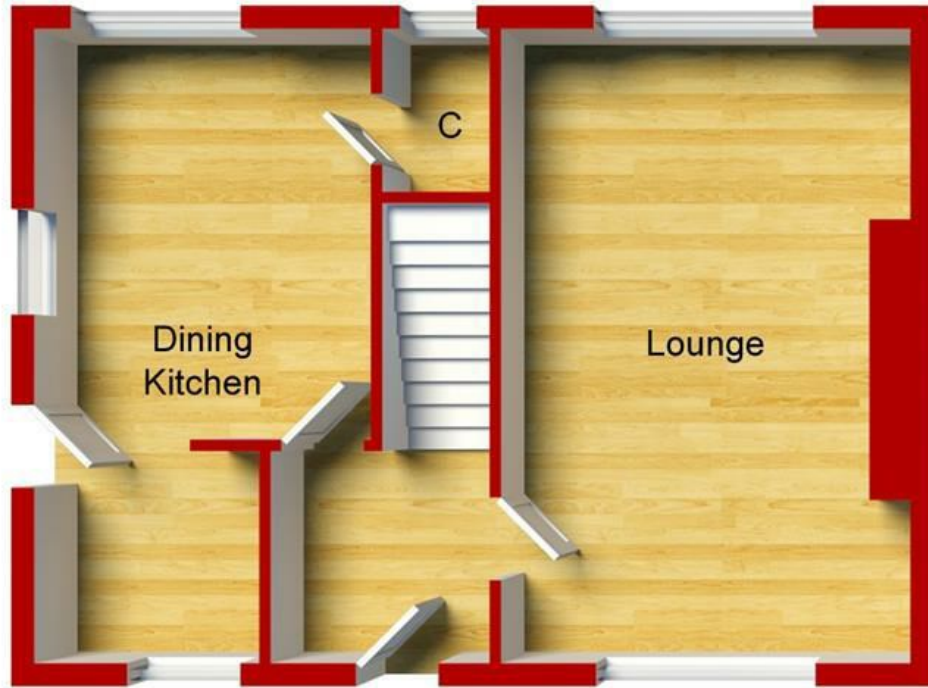
Ombudsman

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Ground Floor
Approximate Floor Area
(40.69 sq.m)



First Floor
Approximate Floor Area
(40.69 sq.m)

