









This well presented two bedroom semi-detached house is located in the popular residential area of Grindon. Ideal for first-time buyers, small families, or investors, the property is in good condition throughout and ready to move into. The ground floor features a spacious lounge filled with natural light, offering a comfortable and welcoming living space. To the rear, there is a modern kitchen diner and separate WC. Upstairs, the property offers two generously sized bedrooms and a contemporary bathroom. Outside, the property benefits from a rear garden. Additional features include gas central heating and double glazing throughout. Situated close to local schools, shops, and excellent transport links. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via wooden entrance door into Lounge

Lounge 13'2" x 11'3"



Double glazed bay window to front elevation, 2x radiators and a feature fireplace. Stairs to first floor and door to Dining Kitchen.

Dining Kitchen 14'6" x 8'8"



Range of wall and base units with countertops over incorporating a 1.5 bowl sink and drainer with mixer tap. Integrated oven, gas hobs and cooker hood with space provided for a washing machine and fridge freezer. Wall mounted boiler and radiator. Double glazed window and UPVC door to rear elevation and door to Separate WC.

Separate WC



Low level WC and hand wash basin. Double glazed window to side elevation.

First Floor

Landing with double glazed window and access hatch to loft.

Bedroom One 11'6" x 10'4"



Double glazed window to front elevation, radiator and storage cupboard.

Bedroom Two 8'5" x 8'0"



Double glazed window to rear elevation and a radiator.

Bathroom



Bath with shower over and vanity unit comprising low level WC and hand wash basin. 2x Double glazed windows and a chrome heated towel rail.

Outside



Low maintenance rear garden featuring lawned and block paved areas, convenient side passage with gate to access front. Attractive front 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 - 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

Visit 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

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

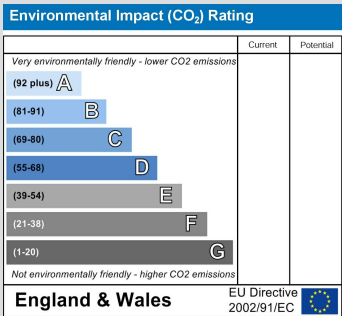
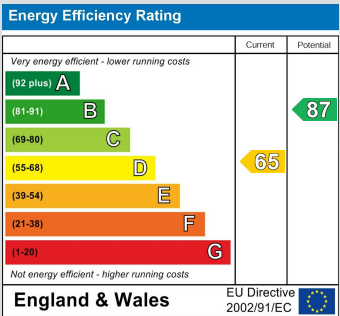
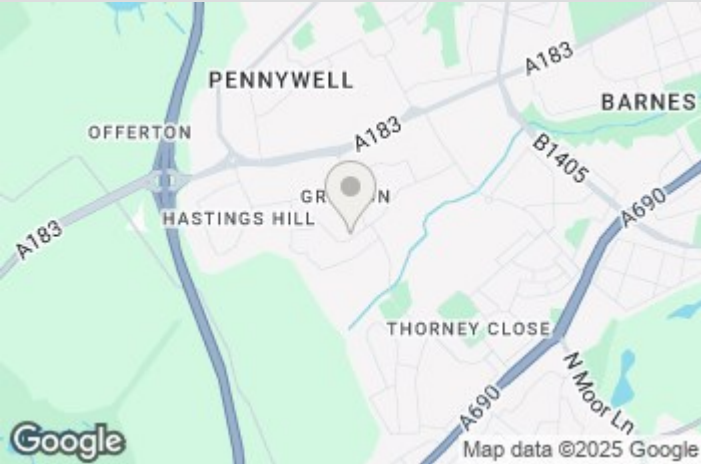
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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



Visit 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

