









A beautifully presented larger style, two double bedroom semi-detached home, situated within this ever popular area of Grindon. Internally the immaculate accommodation on the ground floor includes a hall with staircase to the first floor and an attractive lounge that opens through to a fabulous kitchen / diner. The kitchen is fitted with an excellent range of stylish units, breakfast bar, a range of integrated appliances and French doors to the rear. To the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there are gardens to the front and rear. 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. Early viewing comes highly recommended to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Staircase to first floor with understairs storage cupboard and radiator.

Lounge 12'0" x 9'8"



Double glazed bow window to front, radiator, attractive feature fireplace and the room opens through into the kitchen/diner.

Kitchen/Diner 17'4" x 7'10"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a breakfast bar and 1 1/2 bowl sink unit, integrated appliances include an oven, hob, fridge and freezer, space for washing machine. Double glazed window to rear, double glazed French doors leading out to the rear garden and there is a radiator.

First Floor Landing



Double glazed window to side.

Bedroom 1 14'1" x 10'0"



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

Bedroom 2 10'8" x 10'2"



Double glazed window to the rear and radiator.

Bathroom



Contemporary suite with a low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style radiator, tiled floor, part tiled walls, double glazed window.

Outside



Attractive gardens to the front and rear.

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.

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

Important Notice

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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

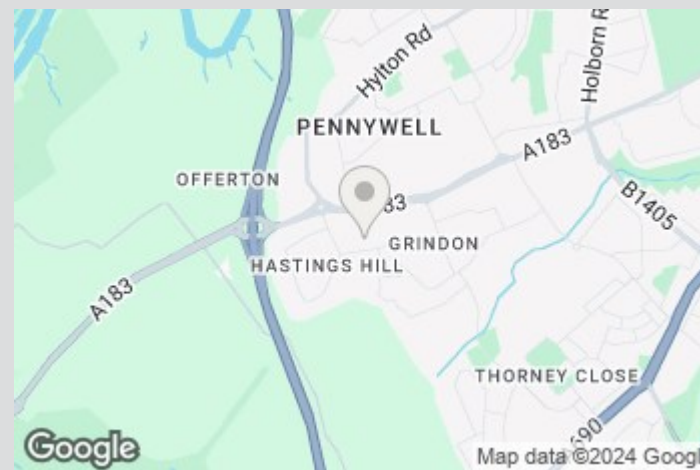
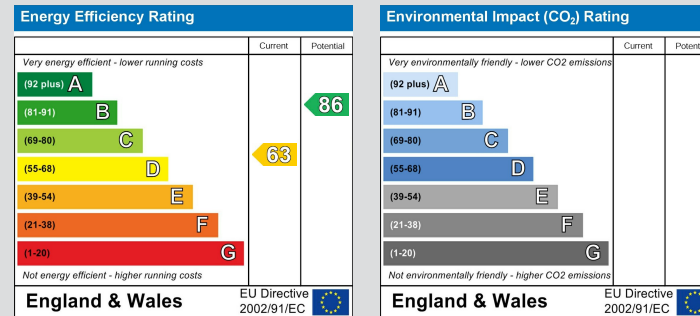
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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 or call 0191 510 3323

