















A larger style two bedroom, two reception room semi-detached house, situated within this ever 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, lounge, dining room and a 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. 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. The property requires general updating and modernisation however it has been priced to reflect this, early viewing is essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Hallway



Radiator, staircase to the first floor, and doors leading off to the lounge and kitchen.

## Lounge 9'8" x 11'11"



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

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



Double glazed French door to the rear garden, radiator and a door to the kitchen.

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



With 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 is a double glazed window to the rear.

## First Floor Landing

With doors leading off to the two bedrooms and bathroom.

## Bedroom 1 9'11" x 14'0"



This spacious room has a double glazed window to the front, a radiator and a built in cupboard.

## Bedroom 2 10'3" x 10'3"



Double glazed window to the rear and a radiator.

## Bathroom



Three piece suite with low level WC, wash hand basin and bath with electric shower over, tiled walls, radiator and a double glazed window.

## Outside



There is a small garden to the front and a generous garden to the rear laid mainly to lawn.

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# MAIN ROOMS AND DIMENSIONS

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band A.

## Important Notice

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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.

## Viewings Fst

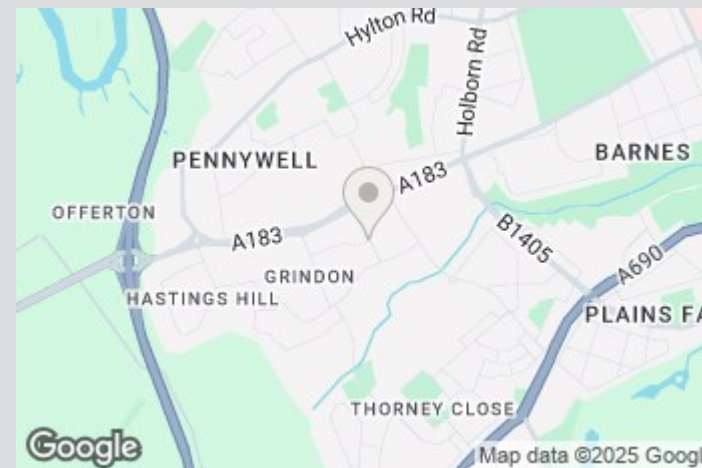
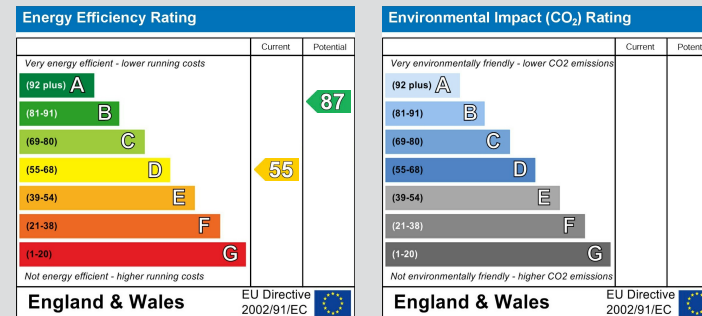
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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

## Ombudsman

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



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