

SORRY - VIEWING LIST NOW FULL.

An attractive mid terraced home boasting spacious south facing courtyard to the rear and drive to the front, situated within this ever popular area of Grindon. Internally the accommodation comprises entrance hall, living room with door to rear courtyard, contemporary kitchen, two good sized bedrooms and a shower room. 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. Available Mid March 2025.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, understairs storage and double radiator.

Living Room 17'5" x 12'1"

Wall mounted electric fire, double radiator, double glazed window and door to rear.

Kitchen 6'1" x 9'7"

Base and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated oven and hob with extractor, space and plumbing for washing machine, double glazed window to front, wood effect laminate flooring.

First Floor Landing

Storage cupboard and access to loft.

Bedroom 1 10'4" x 11'0"

Double glazed window, fitted wardrobes and single radiator.

Bedroom 2 10'3" x 10'6"

Double glazed window, fitted wardrobes housing the combi boiler and single radiator.

Shower Room

Low level WC, washbasin and walk in shower cubicle, tiled walls and floor, single radiator.

Outside

Drive to the front and spacious south facing rear garden with timber gate.

Council Tax Band

The Council Tax Band is Band A.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only

and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Appointment

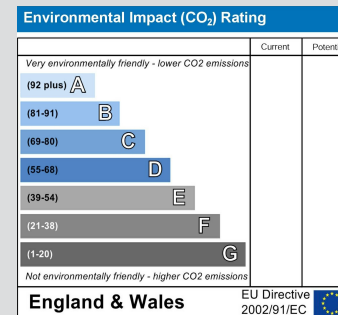
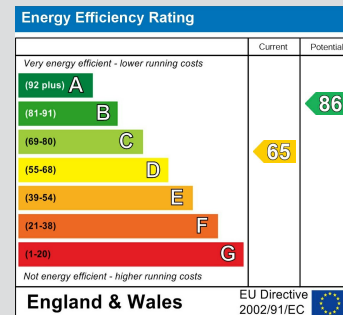
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

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

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