

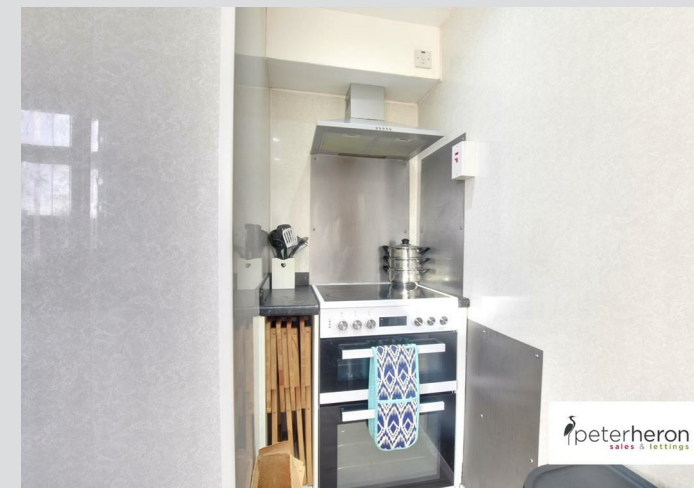






I AM SO proud
and just do your best
LIVE THE LIFE YOU'VE DREAMED
GO CONFIDENTLY IN THE DIRECTION

That only you could be THE ONE
The one that took my daughter's hand
To see the happiness you've brought
THIS SPECIAL LADY MY LITTLE GIRL



A superb two bedroom semi-detached house, providing immaculate accommodation and generous off street parking to the rear within this popular area of Grindon. Internally the attractive accommodation includes an entrance lobby with staircase to the first floor, lounge and a modern fitted kitchen whilst to the first floor there are two bedrooms and a bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators and a generous, low maintenance garden to the rear providing off street parking if required. 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. Viewing highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 11'3" x 13'3" max dimensions



Attractive bay window facing the front elevation, a double radiator and a feature electric fire.

Kitchen 5'4" x 14'7" max dimensions



Featuring a range of wall and base units with work tops over incorporating a single bowl sink and drainer unit. There is space for an electric cooker, fridge, freezer, dryer and washing machine. Integrated shelving, a radiator, a double glazed window to the rear elevation and UPVC door leading to the rear garden.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom 1 11'7" x 10'5" max dimensions



Radiator, double glazed window to the front and a built in storage cupboard.

Bedroom 2 8'0" x 8'6"



Radiator and a double glazed window to the rear elevation.

Bathroom



Low level WC, hand wash basin and vanity unit, mirrored wall unit, panel bath and shower.

Outside



To the front of the property there is a low maintenance grassed area as well as a block paved walkway leading to an outside gate that provides access to the rear elevation, the rear garden benefits from a seating area and an impressive four car drive, double gates at the bottom of the 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 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

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MAIN ROOMS AND DIMENSIONS

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 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.

Fawcett Street Viewings

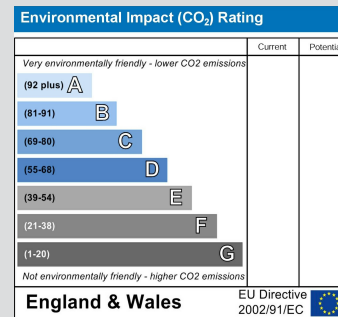
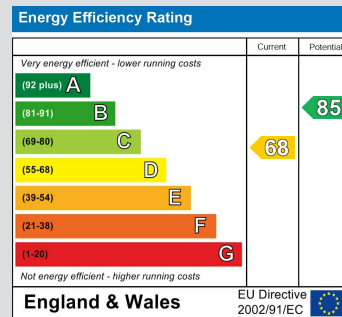
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

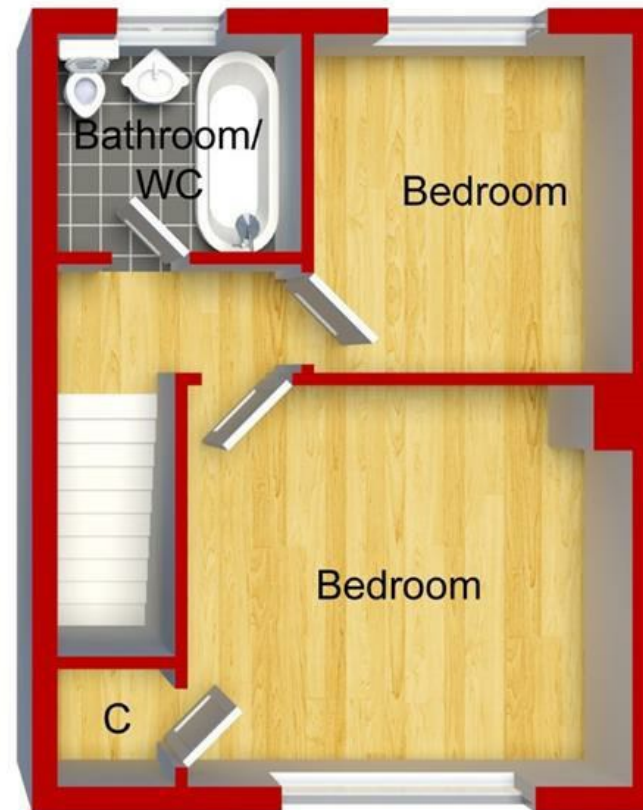


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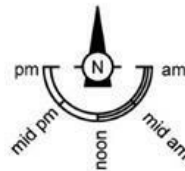
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Ground Floor
Approximate Floor Area
(25.86 sq.m)



First Floor
Approximate Floor Area
(25.86 sq.m)



53 Galashiels Road