









A well appointed, larger style two bedroom semi-detached house, occupying a pleasant position within this popular area of Grindon and is available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, a lounge that opens through to a dining room, a fitted kitchen and a delightful conservatory. To the first floor there are two well-proportioned bedrooms and a shower room/wc. Externally there are attractive gardens to the front and rear. 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. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to the hall.

Hallway



Radiator and staircase to the first floor, doors connecting through to the lounge.

Lounge 12'0" x 9'8"



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

Dining Room 7'10" x 8'8"



Double glazed French doors to the conservatory, radiator and a door to the kitchen.

Kitchen 9'1" x 8'0"



With fitted wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine.

Conservatory 8'11" x 7'1"



Double glazed door leading out the the rear garden, double glazed windows.

First Floor Landing

Doors leading to the two bedrooms and shower room. Loft access hatch with pull down ladder to a superb floored and

bordered out loft space with the benefit of a sky light window and power and lighting.

Bedroom 1 14'0" x 9'11"



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

Bedroom 2 10'2" x 10'7" max inc fitted robes



Double glazed window to the rear, radiator, fitted wardrobes providing storage space and housing the central heating boiler.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, wash hand basin set into vanity unit and step in shower cubicle with mains fed shower, tiled walls, radiator and double glazed window.

Outside



Delightful gardens to the front and rear laid mainly to lawn.

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 £300.00 by Movewithus Ltd.

Viewings Fst

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

Opening Times

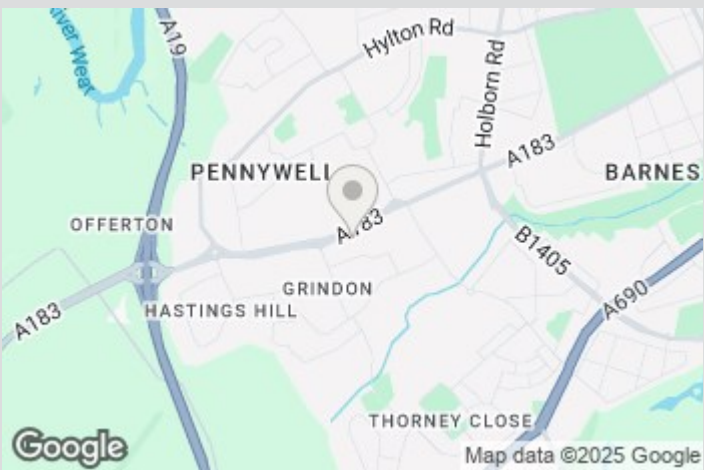
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

Ombudsman

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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