







HOUSE RULES
LOVE EACH OTHER
LAUGH A LOT
TRY EVERYTHING ONCE
SAY PLEASE & THANK YOU
NEVER GIVE UP
TRUST IN YOURSELF
BE RESPECTFUL
YOU LOVE
ONCE IN A WHILE



An impressive, 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 spacious lounge that opens through to a modern kitchen / diner whilst to the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front and a garden to the 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 essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to the lounge.

Lounge 17'3" x 11'10"



Double glazed window to front, radiator, feature fireplace, stairs to first floor with storage under. Open plan to kitchen/diner.

Kitchen/Diner 17'3" x 9'3"



Range of modern wall and base units to with counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven, electric hobs and cooker hood, space for a washing machine and fridge freezer. Wooden breakfast bar, radiator, 2x double glazed windows and a UPVC door to the rear.

First Floor Landing



Radiator, access hatch to loft and doors to

Bedroom 1 14'2" x 10'1"



Double glazed window to front, radiator and storage cupboard.

Bedroom 2 10'7" x 10'2"



Double glazed window to rear and a radiator.

Bathroom



Low level WC, wash hand basin, vanity uni, bath with waterfall shower over, double glazed window to rear and chrome heated towel rail.

Outside



Driveway to the front and an attractive garden to the rear with a lawn and blocked paved areas, there is also an outhouse.

Tenure FH

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

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MAIN ROOMS AND DIMENSIONS

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 Srd

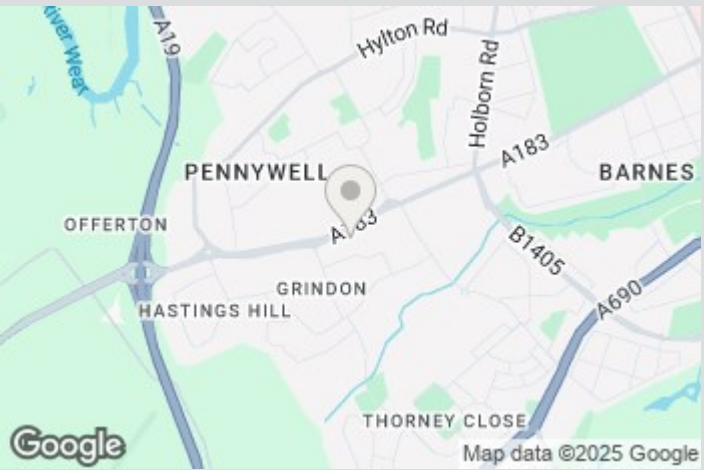
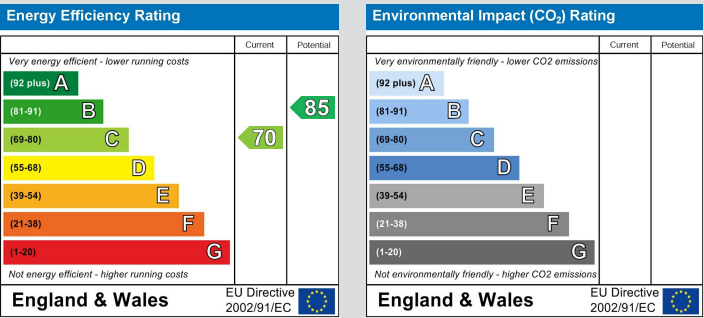
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

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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