

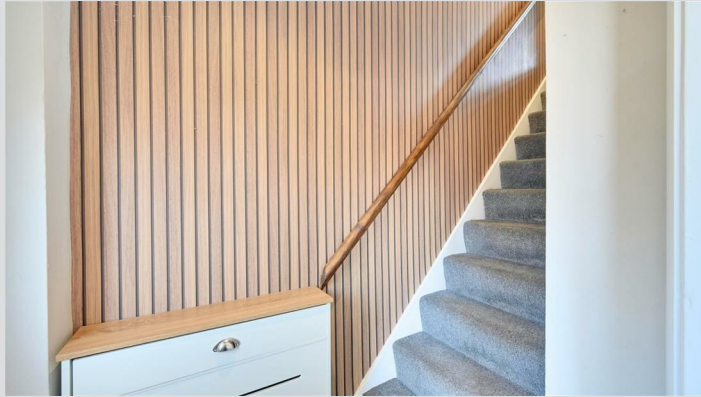
A superb two bedroom semi-detached house, situated within this ever popular area of Grindon. Internally the attractive accommodation on the ground floor includes an entrance lobby with staircase to the first floor and there is an open plan lounge and a modern kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there are delightful 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. We highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Hall



Stairs to first floor.

## Lounge 13'3" x 11'3"



Double glazed window to front, 2x radiators and electric fire. Open plan into kitchen.

## Kitchen 14'6" x 5'2"



Wall and base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for

washing machine and fridge freezer. Radiator, 2x double glazed windows and UPVC door to rear.

## First Floor Landing



Access point to loft.

## Bedroom 1 11'6" x 10'3"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 2 8'4" x 7'10"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

## Outside



Generous rear garden with lawned, block paved, gravelled and decked areas. Low maintenance front garden with lawned and block paved areas.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Council Tax Band

The Council Tax Band is Band

## Tenure Freehold

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

## Important Notice - Particulars

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. 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.

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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.

## Fawcett Street Viewings

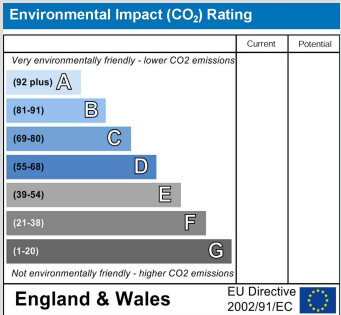
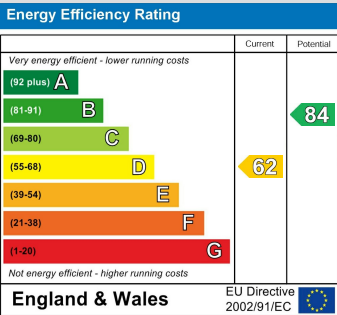
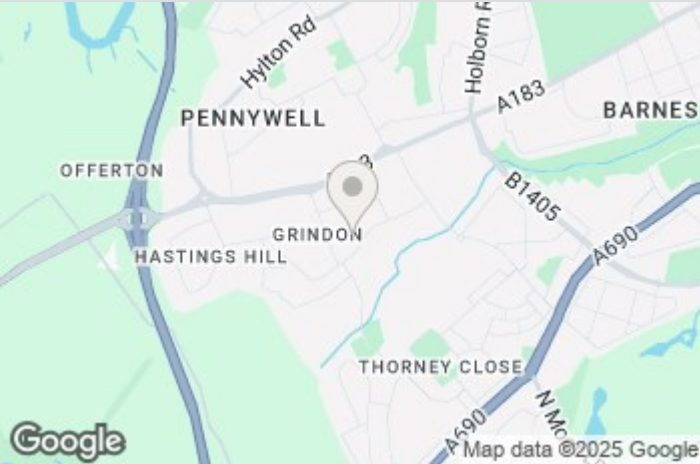
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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