









A spacious three bedroom semi detached home situated within this ever popular area of Grindon. Internally the accommodation on the ground floor includes an entrance hall, lounge, good size modern kitchen whilst to the first floor there are three bedrooms and a shower room/wc. Externally there is a low maintenance garden to the front and mature gardens 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. Available with no upward chain, early viewing is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Vestibule

Inner door through to

### Hallway

Staircase to first floor. Doors to lounge and kitchen.

### Lounge 17'8" x 11'5"



Double glazed windows to front and rear, radiator and feature fireplace.

### Kitchen 11'4" x 9'4"



Range of fitted wall and base units with wood effect countertops over incorporating single bowl sink and drainer unit. Space for washing machine. Storage cupboard. Archway into further kitchen area featuring integrated gas oven and hob with overhead extractor. Double glazed windows to front, side and rear. Door to rear gardens and radiator.

### First Floor Landing

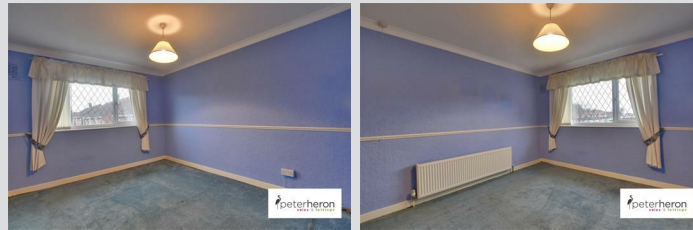
Double glazed window to rear.

### Bedroom 1 14'9" x 9'6"



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

### Bedroom 2 11'11" x 9'8"



Double glazed window to front and radiator.

### Bedroom 3 8'0" x 8'7"



Double glazed window to rear and radiator.

### Shower Room



Low level WC, washbasin vanity unit and walk in shower, radiator and double glazed window.

### Outside



Gardens front and rear.

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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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 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

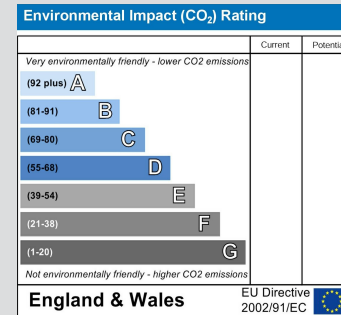
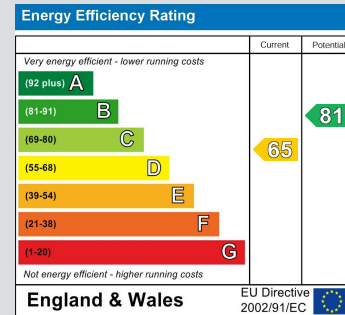
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

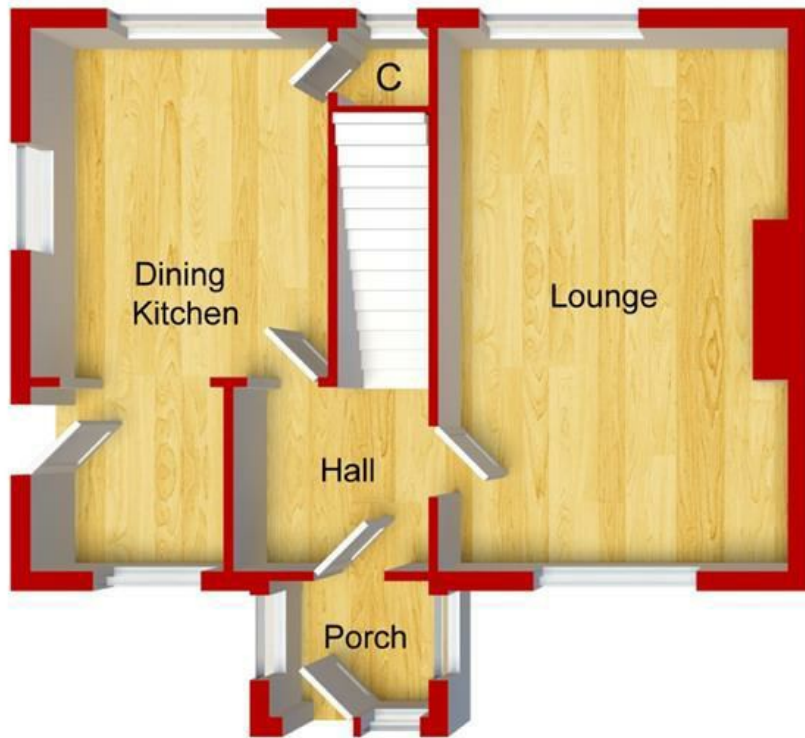
## Ombudsman

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



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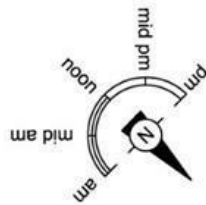
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Ground Floor  
Approximate Floor Area  
(42.84 sq.m)



First Floor  
Approximate Floor Area  
(40.71 sq.m)



69 Gleneagles Road