

A superb two bedroom semi-detached house, occupying a pleasant position set behind a green within this ever popular area of Grindon. Internally the well presented accommodation on the ground floor includes an entrance lobby, lounge and a contemporary kitchen whilst to the first floor there are two bedrooms and a modern bathroom/wc. Externally there are 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. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Radiator and staircase to first floor.

Lounge 13'3" x 11'3" into alcove



Double glazed bow window to front, radiator, feature fireplace and door to kitchen.

Kitchen 14'7" x 5'1" not including recess



Fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink unit, integrated appliances include an oven and hob, space for a fridge freezer and washing machine, double glazed windows to the side and rear, radiator and double glazed door to rear garden.

First Floor Landing

Access hatch via folding ladder to partially floored loft with lighting.

Bedroom 1 10'5" x 9'8" not including robes



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes. Built-in cupboard providing storage space and housing the boiler.

Bedroom 2 8'5" x 8'1"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with shower attachment, radiator, part tiled walls and double glazed window.

Outside



Attractive lawned gardens to the front and rear.

Council Tax Band

The Council Tax Band is Band A.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

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

Important Notice

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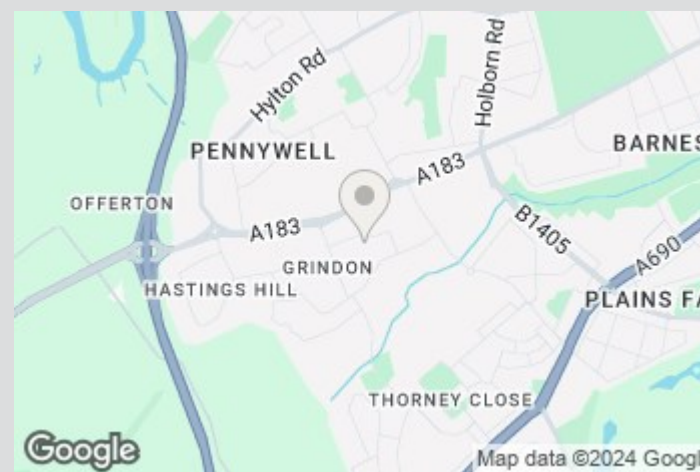
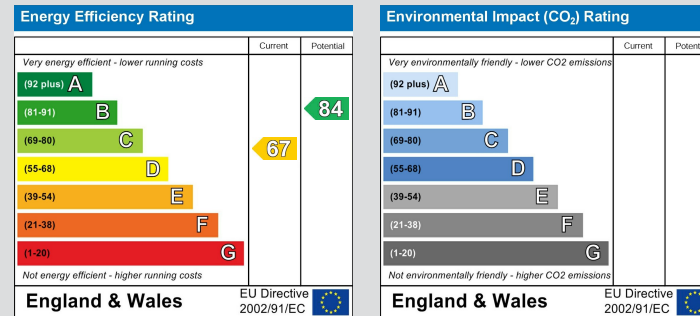
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

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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