









An attractive larger style two bedroom, two reception room two bedroom semi-detached home, situated within this ever popular area of Grindon. Internally the accommodation on the ground floor includes a hall, lounge, dining room and a kitchen whilst to the first floor there are two well-proportioned 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 comes highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Entrance Vestibule

Inner UPVC door to the entrance hall.

### Entrance Hall

With a radiator and stairs to the first floor with under stairs storage. There is a door to the lounge.

### Lounge 12'0" x 9'9"



With a double glazed bay window to the front, a double radiator, feature fireplace and built in shelving. Is open plan into the dining area.

### Dining Area 8'9" x 7'11"



Double glazed window rear and a radiator. Door to the kitchen.

### Kitchen 8'9" x 7'10"



Wall and base units with work surfaces over incorporating a single bowl sink and drainer with mixer tap. Integrated appliances include oven and electric hob with an extractor fan over, space provided for the inclusion of a washing machine and a fridge freezer. There are fully tiled walls, double glazed window and UPVC door to the rear.

### First Floor Landing

Landing with a double glazed window to side, radiator and doors to the two bedrooms and bathroom.

### Bedroom 1 14'1" x 10'0"



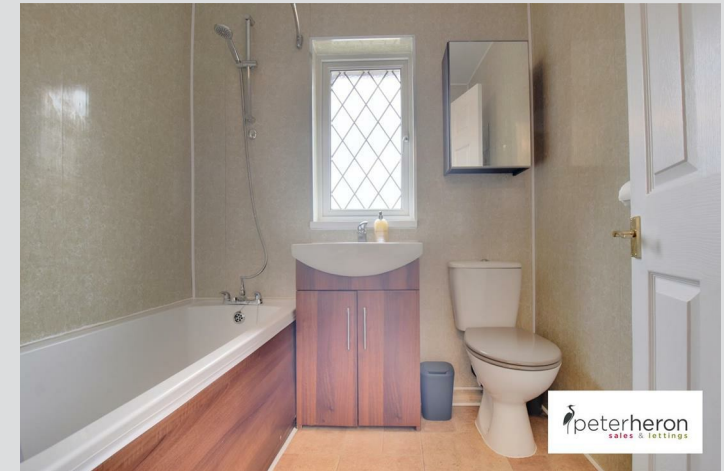
With a double glazed window to the front, a double radiator and a storage cupboard.

### Bedroom 2 10'7" x 10'3"



Double glazed window to the rear and a radiator.

### Bathroom



Low level WC, hand wash basin set into vanity unit and panel bath with overhead shower. Double glazed frosted window to the rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance garden with outhouse to the rear.

### Tenure Freehold

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

### Council Tax Band

The Council Tax Band is Band A.

### Important Notice

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 £210.00 by Movewithus Ltd.

### Fawcett Street Viewings

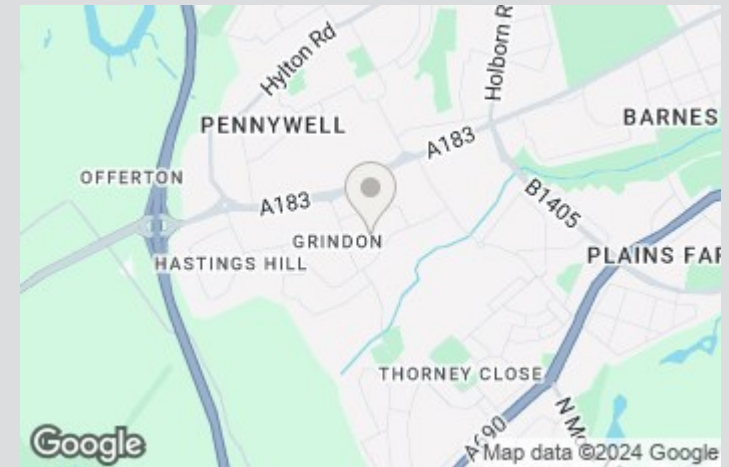
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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.

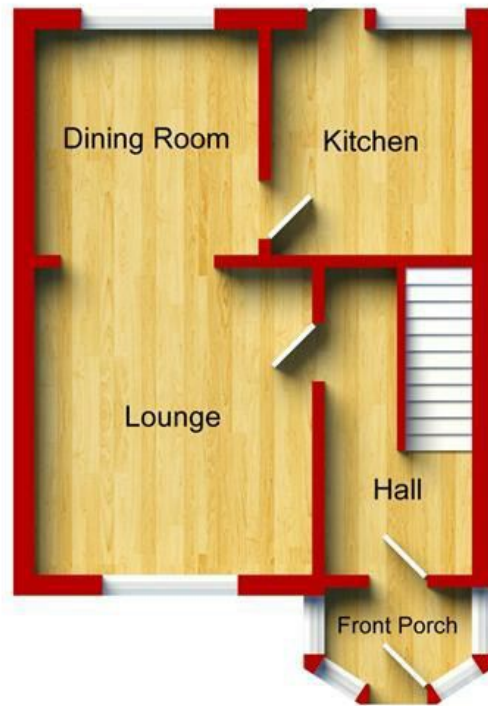


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

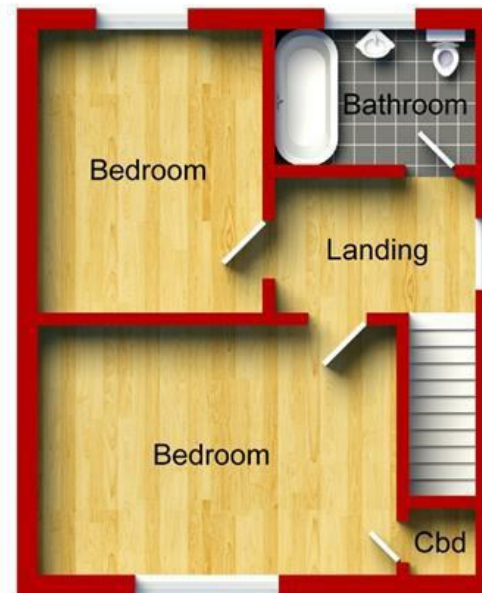
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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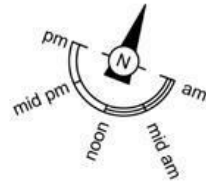
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Ground Floor  
Approximate Floor Area  
(34.50 sq.m)



First Floor  
Approximate Floor Area  
(34.50 sq.m)



72 Gillingham Road