









A well presented two bedroom semi-detached home situated within this popular area of Grindon and is available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance lobby, lounge and a kitchen whilst to the first floor there are two bedrooms and a 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 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

Entrance Hall

Stairs to first floor and a door to the lounge.

Lounge 13'3" x 11'4" into alcoves



Double glazed window to the front, radiator and a door to the kitchen.

Kitchen 9'3" x 5'8"



Wall and base units with worksurfaces over, incorporating a single bowl stainless steel sink and drainer unit, space has been provided for the inclusion of a washing machine and a cooker, part tiled walls, radiator and a double glazed window to the rear, opening into the rear hall with a double glazed window and a door to the rear garden.

Bedroom 1 11'7" x 10'4"



Double glazed window to the front, storage cupboard housing the Baxi boiler and a radiator.

Bedroom 2 8'7" x 8'0"



Double glazed window to the rear and a radiator.

Bathroom



Low level WC, hand wash basin, panelled bath with overhead shower, tiled walls, heated towel rail and double glazed window to the rear.

Outside



To the front there is a low maintenance block paved area and to the rear there is a low maintenance garden with a gate leading through to the front of the property.

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 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:-

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MAIN ROOMS AND DIMENSIONS

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

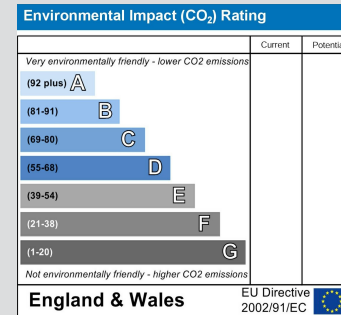
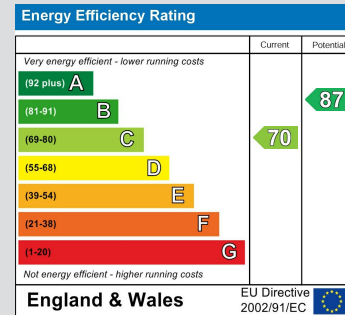
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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