









A popular style two bedroom semi detached home situated within this ever popular area of Grindon and available with no upper chain involved. Tastefully appointed accommodation comprising entrance porch, entrance lobby, lounge, breakfasting kitchen and two first floor bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. Ideally placed for local amenities, shops and schools as well as providing connections to surrounding areas and major road including the A19. Early viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows and inner door to lobby.

Entrance Lobby

Staircase to first floor.

Lounge 13'3" x 11'4" maximum



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

Breakfasting Kitchen 10'7" extending to 14'2" x 9'6"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, double glazed window to rear, radiator and double glazed door to rear garden.

First Floor Landing

Radiator.

Bedroom 1 11'8" x 10'2"



Double glazed window to front, radiator and built in cupboard housing the boiler.

Bedroom 2 8'7" x 8'1"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and panel bath with shower attachment, chrome ladder style radiator and double glazed window.

Outside



Garden to the front and to the rear a generous garden laid mainly to lawn with a patio area.

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 - Particulars

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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

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MAIN ROOMS AND DIMENSIONS

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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

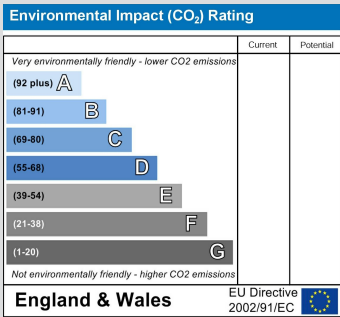
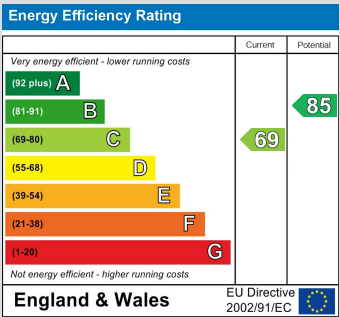
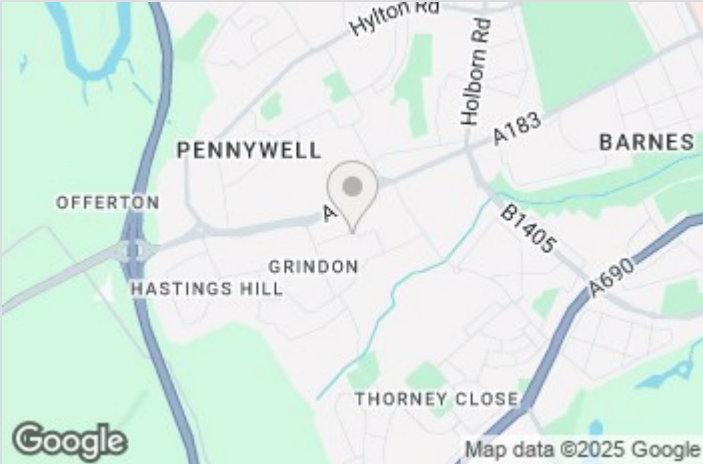
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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