





peterh
sales





An extended two bedroom semi-detached house providing fantastic potential for a new owner to upgrade and modernise to their requirements, situated within this ever popular area of Grindon. Internally the accommodation on the ground floor includes an entrance lobby, lounge, dining room, a kitchen and a rear lobby 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 connections to surrounding areas and major road including the A19. With no upper chain involved, early viewing comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Lobby



Lounge



Double glazed bay window to front and feature fireplace. Open plan into dining room.

Dining Room



Electric heater, timber/glazed sliding door to kitchen and sliding door to rear lobby.

Kitchen



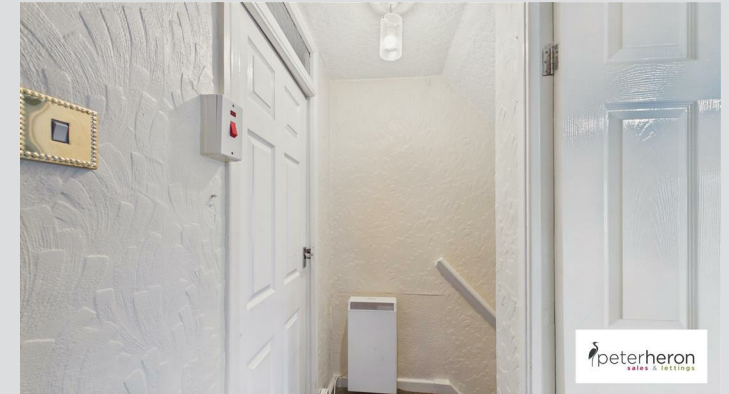
Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for fridge freezer and washing machine. Double glazed window to rear.

Rear lobby



UPVC door to rear.

First Floor Landing



Electric heater and access point to loft.

Bedroom 1



Double gained window to front and storage cupboard.

Bedroom 2



Double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Bath, low level wc and wash basin. Window to rear.

Outside



Block-paved garden to the front and a garden to the rear.

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

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.

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.

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

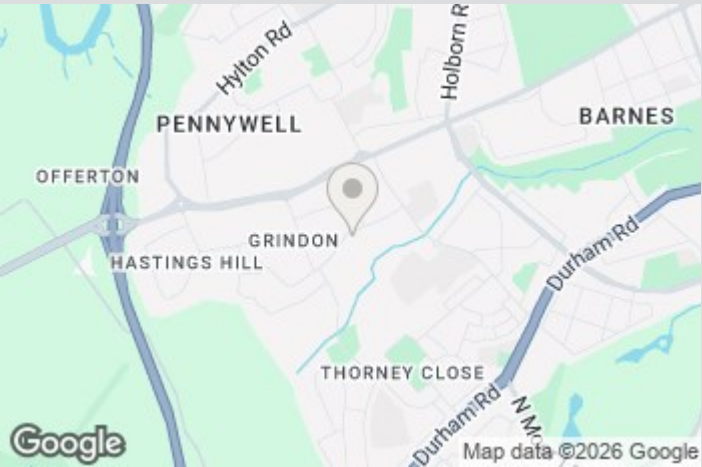
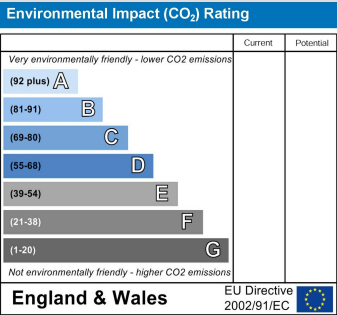
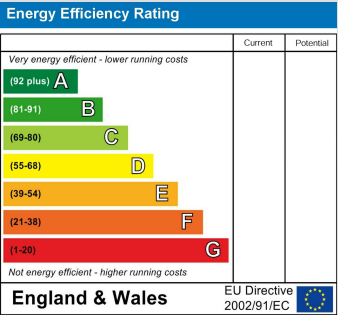
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

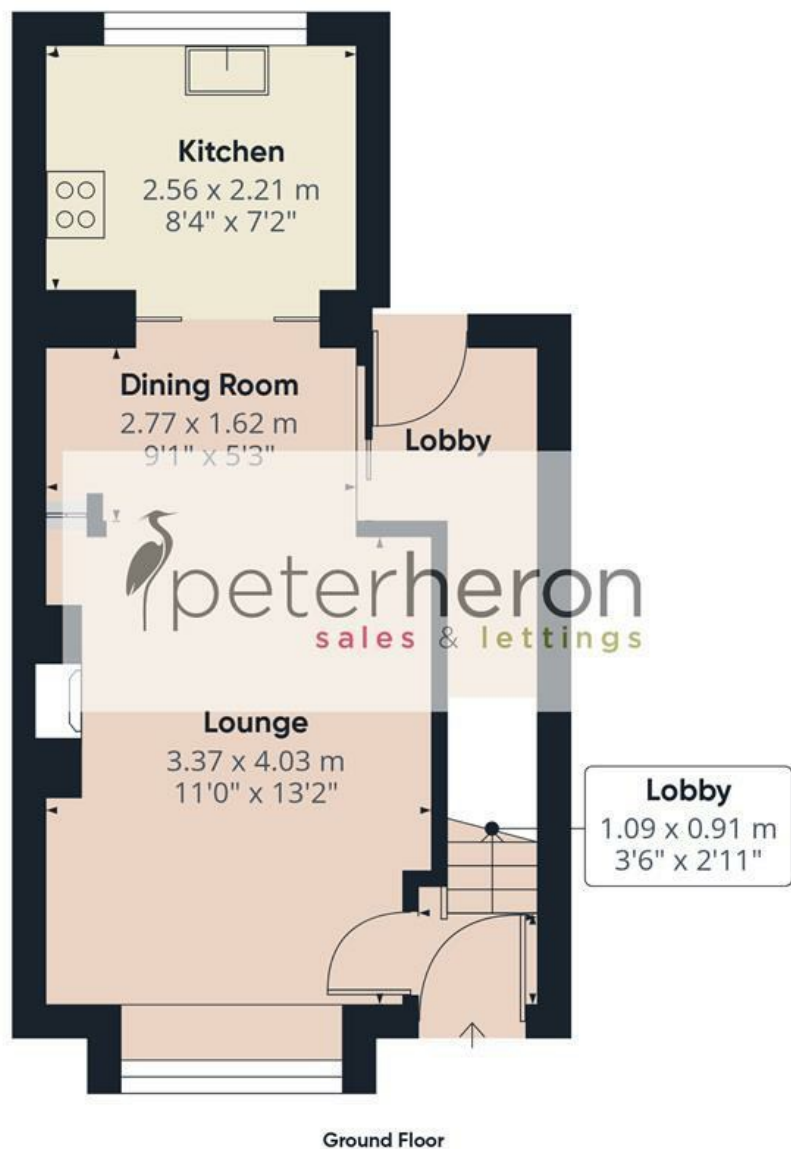
Ombudsman

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



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Approximate total area⁽¹⁾

48.4 m²

520 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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