









A newly refurbished, two double bedroom extended home, featuring a stunning contemporary kitchen and shower room within this popular area of Grindon. Internally the beautifully appointed interior includes an entrance lobby, lounge, opening through to an impressive 13ft fitted kitchen and there is a useful space off the kitchen that would make an ideal utility area. On the first floor there are two well-proportioned double bedrooms and a fabulous shower room/wc. Benefits of the property include a courtyard to the rear, double glazing and gas central heating to radiators (where stated). 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. Available with immediate vacant possession and no upper chain involved, we highly recommend arranging a viewing to appreciate the spacious rooms and quality of accommodation this 'ready to move into' home has to offer.

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 prior to exchange of Contracts.

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

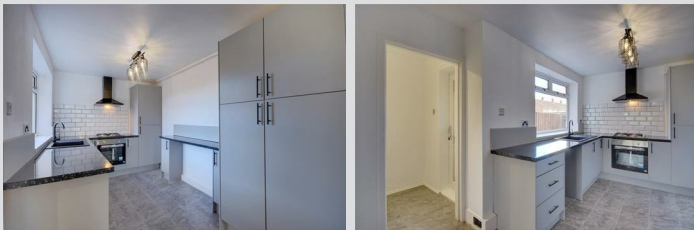
Radiator and staircase to first floor.

Lounge 15'1" x 10'1"



Double glazed bow window to front, radiator and inset contemporary gas fire. Opening through into

Kitchen 13'5" x 7'7"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include an oven, hob with extractor chimney over, breakfast bar, space for a washing machine, boiler is concealed behind kitchen unit, double glazed window and tiled floor.

Utility 9'3" into recess x 4'9" maximum

Tiled floor, space for a fridge freezer and double glazed door to rear courtyard.

First Floor Landing

Bedroom 1 11'7" x 10'5"



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

Bedroom 2 18'6" x 7'4"



Double glazed window to rear and radiator.

Shower Room



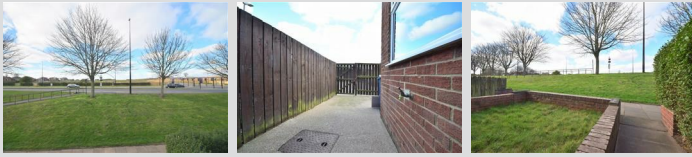
Fitted with a contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower cubicle, radiator and double glazed window.

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

Outside



Garden to the front and a courtyard to the rear.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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:-

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

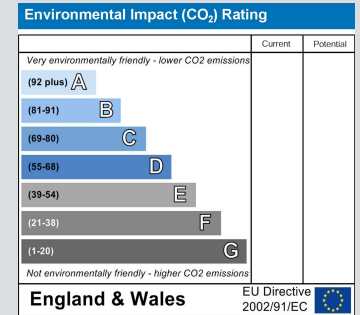
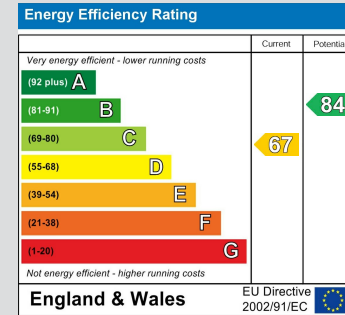
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

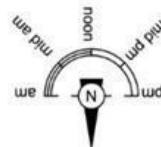


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Ground Floor
Approximate Floor Area
(28.13 sq.m)



First Floor
Approximate Floor Area
(28.13 sq.m)

263 The Broadway