



Peter Heron

Residential Sales & Lettings



Sandalwood Square, Grindon, Sunderland

Reduced to £47,000







Early viewing is a must of this well proportioned first floor flat which is offered for sale with no upward chain. The accommodation comprises communal entrance hall, entrance hall, landing, lounge/dining room, kitchen, two bedrooms and bathroom all benefiting from UPVC double glazing and gas central heating. Externally there is car parking to the front and an enclosed garden. The property is conveniently situated in the popular residential area of Grindon and is ideally located for all amenities and boasts excellent transport links to Sunderland City centre and wider road networks. EPC Rating - C.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door.

Communal Entrance Hall

UPVC double glazed door. Built in storage cupboard and stairs leading to first floor.

First Floor Landing

Built in storage cupboard.

Lounge/Diner 15'6" x 13'3"



Three UPVC double glazed windows to rear and radiator.

Kitchen 10'6" x 7'10"



Fitted with wall and base units, worktops, inset sink, part tiled walls, wall mounted gas central heating boiler radiator, UPVC double glazed window to rear.

Bedroom 1 12'6" x 9'6"



UPVC double glazed windows to front and radiator.

Bedroom 2 7'10" x 7'11"



UPVC double glazed windows to front and radiator.

Bathroom 7'7" x 5'8"



WC, washbasin and bath with shower over, tiled splashbacks, UPVC double glazed window.

Outside

Allocated car parking to front and enclosed garden.

Important Notice

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. 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

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MAIN ROOMS AND DIMENSIONS

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.

Tenure

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Viewing

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

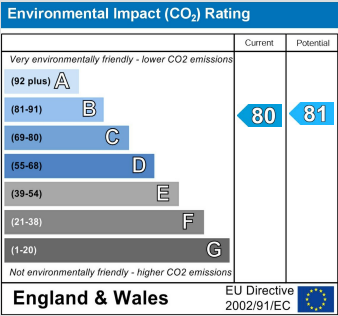
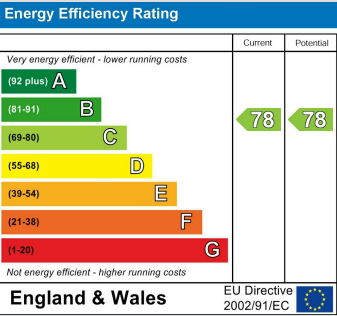
Opening Hours

Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

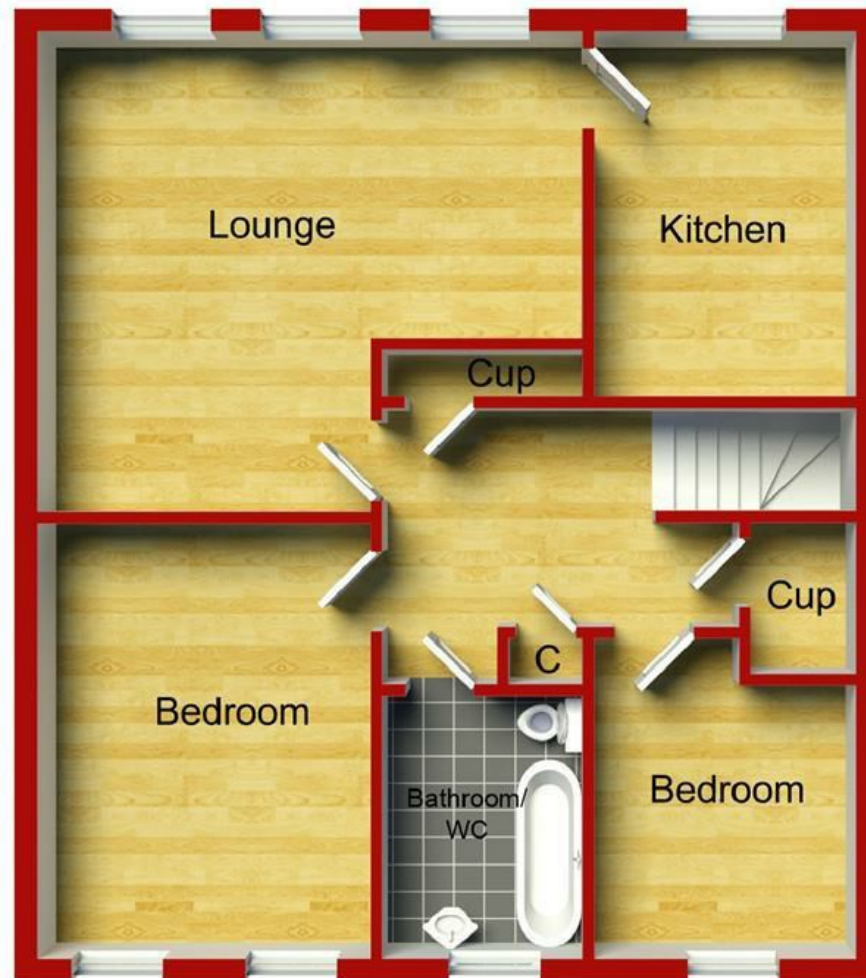
Peter Heron Estate Agents are members of The Property

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Approximate Floor Area
(58.37 sq.m)

12 Sandalwood Square

