



Peter Heron

Residential Sales & Lettings



GRAVESEND SQUARE, GRINDON, SUNDERLAND

Offers over £90,000







Enjoying a lovely quiet position with a pedestrianised outlook to the front and open aspect across local authority maintained parks this well presented three bedroom double fronted semi located on the periphery of Grindon Estate, offers an excellent opportunity to those families who require a home in a convenient situation set mid way between the A19 and City Centre. Internally, the property features a reception hall, living room, dining kitchen, utility, three first floor bedrooms and a bathroom and benefits from Gas central heating and UPVC double glazing. Externally there are lovely gardens to the front side and rear and parking facilities in a cul-de-sac behind the property. Tastefully decorated throughout the property is available with immediate vacant possession and no upward chain and will be particularly appealing to those Nissan and Doxford International Business Park workers. Internal inspection highly recommended! EPC Rating - C.

MAIN ROOMS AND DIMENSIONS

Entrance

UPVC double glazed feature door to reception hall.

Reception Hall

With single radiator.

Living Room 11'2" X 17'7" (3.40m X 5.36m)

UPVC double glazed window to both front and rear aspects with the former being Oriel bay window, two single radiators, living flame gas fire with timber feature surround marble inserted hearth and cove cornicing to ceiling.



Dining Kitchen 9'6" X 11'2" (2.90m X 3.40m)

Extensive range of base and eye level units with stone coloured working surfaces incorporating colour contrast single drainer sink unit plus mixer taps, Gas hob with overhead extractor hood, built under electric oven, space for fridge freezer, plumbing for automatic washing machine, space for tumble dryer, double convector radiator, tiled walls.



Dining Area

UPVC double glazed window to side elevation, UPVC double glazed window to rear elevation overlooking lawned gardens. Shelved pantry with UPVC single glazed window and fitted shelving.

Utility

Fitted floor cupboards with timber coloured working surfaces, vinyl flooring, wall mounted gas central heating combination boiler serving hot water and radiators, UPVC double glazed window to the front elevation and UPVC door to side.

First Floor

Landing

UPVC Double glazed window to the rear elevation, single radiator, access point to loft.

Bedroom 1 (front facing) 9'5" X 14'9" (max width into recess) (2.87m X 4.50m (max width into recess))

Bulk head cupboard, UPVC double glazed window to front elevation, single radiator.



Bedroom 2 (front facing) 9'9" X 11'10" (2.97m X 3.61m)

UPVC double glazed window to front elevation, double radiator.



Bedroom 3 (rear facing) 8'1" X 8'6" (2.46m X 2.59m)

UPVC double glazed window to rear elevation and single radiator.



Shower Room

Low level wc, wash basin and shower cubicle attractive white suite with fully tiled walls tiled floor, UPVC lined ceiling with halogen downlights, single radiator, UPVC double glazed window to rear elevation and fitted mirror.



Outside

The property enjoys a lovely pedestrianised situation overlooking a local authority maintained green to the

front and the wrought iron and brick perimeter wall with a wrought iron gate providing access to attractive lawned gardens with a block paved path leading up to the front door. To the side of the property there is a single gate which provides access to a side garden and patio area with brick store. To the rear of the property there are parking facilities within the cul de sac.



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:-

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Tenure

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.

Viewings

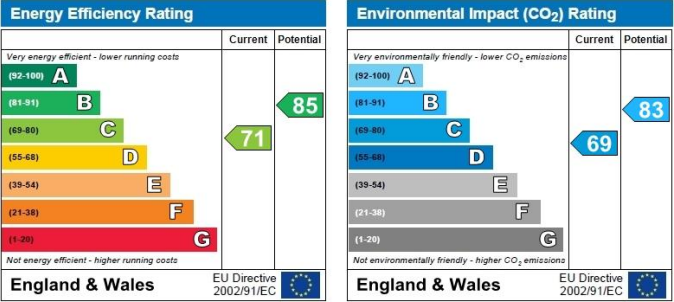
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Hours

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

Ombudsman

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



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