









Beautifully appointed throughout this superb two bedroomed mid link property is one of the best examples of its type, ideal for first time buyers, couples and small families. Situated in this well established residential area of Grindon. The internal accommodation comprises:- Entrance lobby, stairs to first floor, open plan lounge/dining room with patio doors to rear garden, fitted kitchen. To the first floor there are two bedrooms the master bedroom includes fitted wardrobes, there is a family bathroom and a loft room (suitable for many uses) which is accessed via a loft ladder with velux style window and electricity. Externally there is a forecourt to the front and a lawned garden to the rear with timber decking area, summer house and a large storage shed, there is gated access to the side. Ideally located within the popular area of Grindon, the property has excellent amenities and transport links close by, with easy access to the A19, Doxford International Business Park and Nissan. Benefitting from UPVC glazing and gas central heating, immediate internal inspection is highly recommended. EPC Rating - D.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC glazed door to

Entrance Lobby
Single radiator, alarm system, stairs to first floor landing.

Lounge/Dining Room 19'2" x 12'7" (5.84m x 3.84m)
UPVC bow window to front, single radiator, feature fireplace with gas pebble effect fire. UPVC patio doors to rear garden.



Kitchen 9'0" x 5'9" (2.74m x 1.75m)
Contemporary fitted kitchen floor and wall units with co-ordinating worktops, circular stainless steel sink unit/mixer tap, built-in electric hob/oven, stainless steel extractor fan, plumbing for automatic washing machine, UPVC window to rear, contemporary tiled splash backs.



First Floor Landing
Loft access.

Bedroom 1 11'0" x 9'9" (3.35m x 2.97m)
UPVC window to front, single radiator, built-in sliding wardrobes.



Bedroom 2 8'11" x 7'10" (2.72m x 2.39m)
UPVC window to rear, single radiator.



Bathroom 7'11" x 5'7" (2.41m x 1.70m)
Low level WC, pedestal basin, bath with attached shower head. UPVC window to rear.



Loft Room

Accessed via loft ladder, suitable for many uses, with velux style window and electricity.



Outside

There is a forecourt to the front and a lawned garden to the rear with timber decking area, gated access to side, a summerhouse and a large storage shed both with electricity.



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 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 Freehold. 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 Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		89			91
	67			68	

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