









VIRTUAL VIEWING AVAILABLE - BOOK YOURS NOW!! An extended two / three bedroom semi-detached home with a stylish interior and off street parking within this popular area of Grindon, available with no upper chain involved. Internally the accommodation includes an entrance lobby, an attractive lounge, opening through to a dining area that in turn opens into a superb kitchen, fitted with an excellent range of contemporary units and integrated appliances. On the ground floor there is also a versatile room that could be a third bedroom, study or playroom. To the first floor there are two bedrooms and a modern bathroom/wc. Benefits of the property include double glazing, gas central heating to radiators, a floored and boarded out loft space, gardens and remote control roller shutter door to the rear, providing off street parking if required. 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. We highly recommend arranging a viewing to appreciate the spacious rooms and quality of accommodation this outstanding home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Staircase to first floor.

Lounge 10'1" x 13'3"



Double glazed bow window to front, radiator, fireplace and the rooms opens through into

Dining Area 9'8" x 8'1"

Double glazed French door to rear, radiator and the rooms opens through into

Kitchen 12'0" x 5'2"



Fitted with an impressive range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven, microwave, gas hob, washing machine, slimline dishwasher, fridge and freezer, tiled floor and double glazed window to rear.

Bedroom 3/Study 13'3" x 4'10"



This versatile room could be utilised as a third bedroom, study or play room and has a double glazed window to front and radiator.

First Floor Landing

Bedroom 1 10'5" x 12'10" not including fitted robes



Double glazed window to front, radiator and mirror fronted sliding door wardrobes. Built in cupboard with access to a floored and boarded loft space with a velux window.

Bedroom 2 8'5" x 7'11"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and panel bath with shower attachment, tiled walls and floor, chrome ladder style central heating radiator and double glazed window.

Loft Space



Outside



To the front of the property there is a lawned garden whilst to the rear there is a low maintenance garden with a decked area and block paving with a remote control electric roll shutter access door for off street parking if required.

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.

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.

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

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.

Opening Times

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

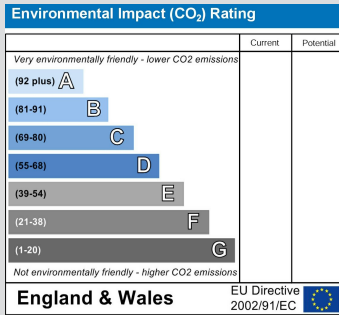
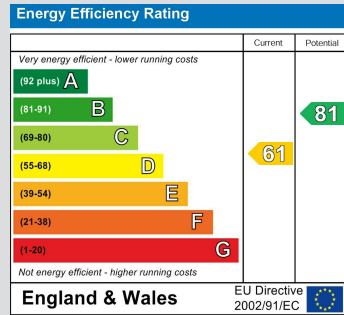
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MAIN ROOMS AND DIMENSIONS

Ombudsman

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

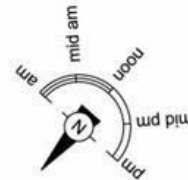


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Ground Floor
Approximate Floor Area
(37.68 sq.m)



First Floor
Approximate Floor Area
(25.88 sq.m)

5 Gleneagles Square