









A superb two bedroomed semi detached property situated in the popular residential area of Grindon, close to many amenities including shops, schools, major transport links and the City Centre. Finished to an excellent standard, the accommodation comprises entrance lobby, lounge, modern kitchen, two bedrooms and a contemporary bathroom. Externally there are lawned gardens to the front and low maintenance garden to the rear. Available with no upward chain, this wonderful home should be viewed as a matter of urgency to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Staircase to the first floor, radiator and door to the lounge.

## Lounge 13'3" x 11'3"



Double glazed window to the front, radiator, storage cupboard and door to the kitchen.

## Kitchen 5'6" x 14'7"



Fitted with modern wall and base units with work surface over incorporating stainless steel sink and drained unit with mixer tap, Integrated oven and gas hob with extractor fan over, space for washing machine and fridge freezer. Wall mounted combo boiler, part tiled walls, double glazed window to the rear, tiled floor and radiator.

## First Floor Landing

Access point to loft.

## Bedroom 1 10'5" x 11'7"



Double glazed window to the front, storage cupboard and radiator.

## Bedroom 2 8'6" x 8'0"



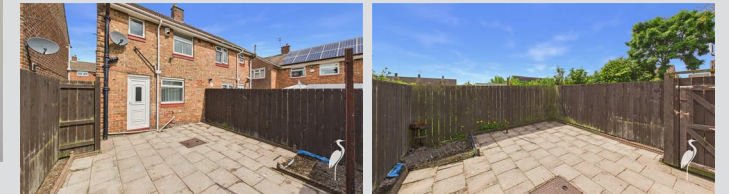
Double glazed window to the rear and radiator.

## Bathroom



Low level WC, pedestal washbasin and panel bath with over head shower, tiled floor and part tiled walls, radiator and double glazed frosted window to the rear.

## Outside



To the front there is a garden laid mainly to lawn, there is a gate to the side to access the low maintenance rear garden.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Visit [www.peterheron.co.uk](http://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

## Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

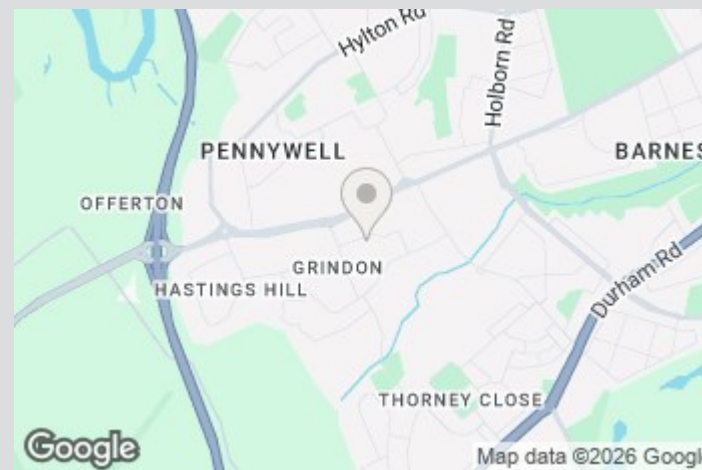
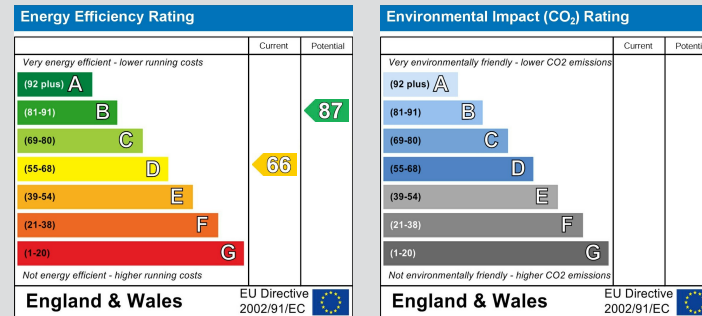
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

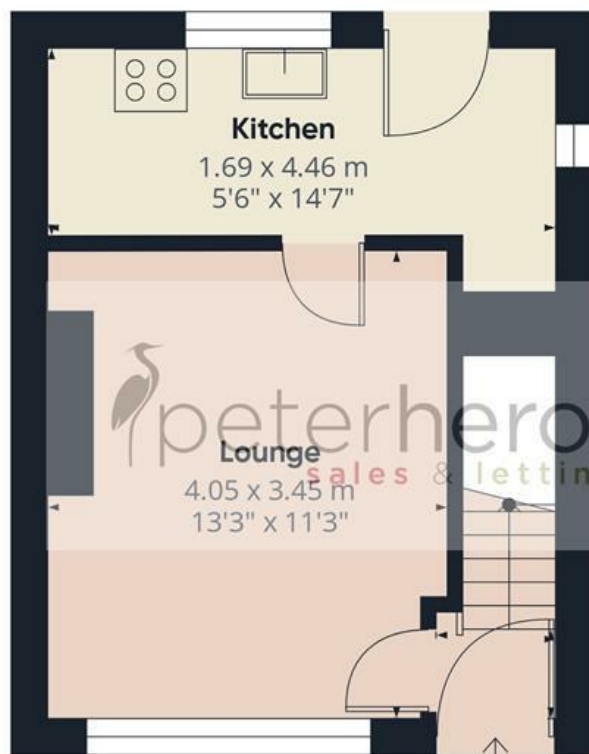
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## 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

**Hallway**  
0.85 x 1.09 m  
2'9" x 3'6"



First Floor

Approximate total area<sup>(1)</sup>

47.6 m<sup>2</sup>

512 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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