









A well presented three bedroom semi detached home situated within this ever popular area of Grindon. Internally the property comprises entrance lobby, lounge, kitchen, three good size first floor bedrooms and a shower room. Externally there are gardens to the front and rear. Benefits of the property include double glazed windows and gas central heating. Conveniently located for local amenities, shops and schools as well as providing connections to surrounding areas and major road including the A19. Available with no upward chain, early viewing highly advised to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Lobby



Staircase to the first floor and radiator.

### Lounge 11'6" x 17'8"



Double glazed windows to the front and rear, 2x radiators.

### Kitchen 9'3" x 11'2"



Fitted with modern wall and base units with work surface over incorporating sink and drainer unit with mixer tap. Space for oven and hob, fridge, freezer and washing machine. Storage cupboard, double glazed window to the rear, double glazed window to the side.

### First Floor Landing

Loft access point and double glazed window to rear.

### Bedroom 1 12'9" x 9'6"



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

### Bedroom 2 9'8" x 11'11"



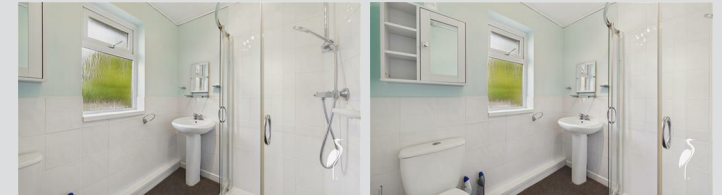
Double glazed window to the front, radiator and storage cupboard.

### Bedroom 3 8'7" x 8'0"



Double glazed window to the rear and radiator.

### Shower Room



Low level WC, pedestal wash hand basin with mixer tap and shower enclosure with overhead shower, part tiled walls, radiator, fitted cabinet and double glazed frosted window.

### Outside



Delightful gardens to the front and rear.

### 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.

### Important Notice - Particulars

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

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# MAIN ROOMS AND DIMENSIONS

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.

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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

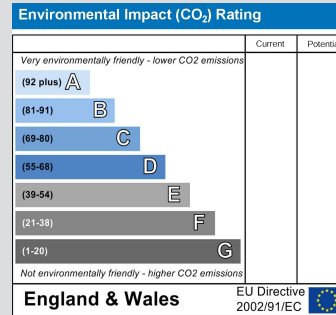
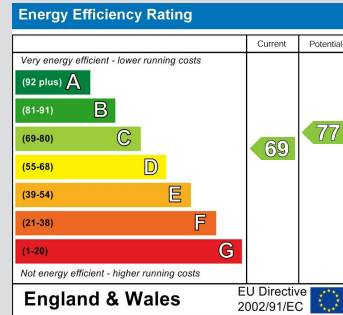
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

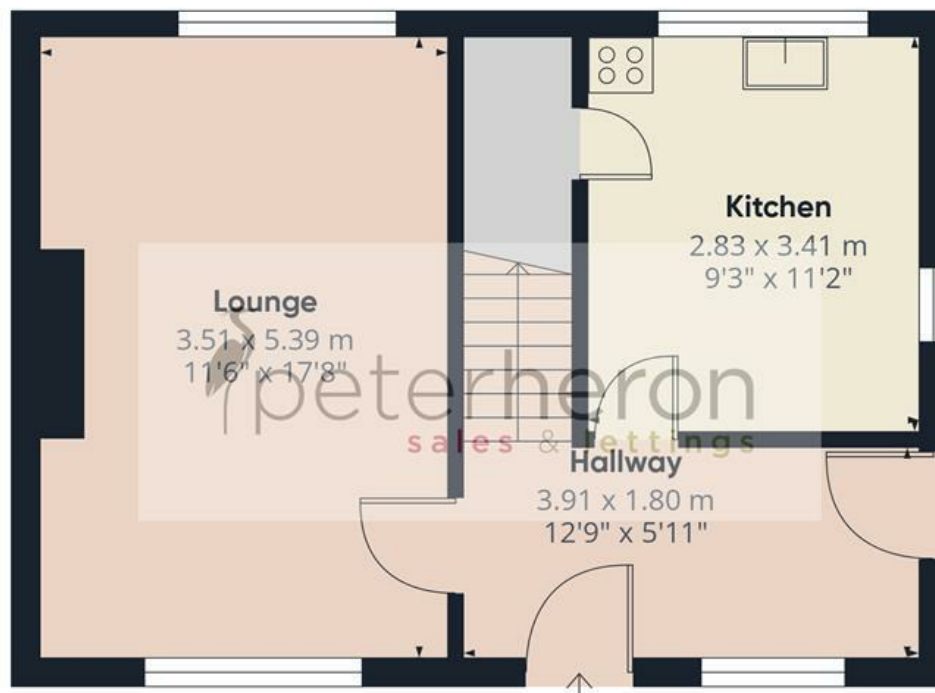
## Ombudsman

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



First Floor

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

76.3 m<sup>2</sup>

821 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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