









An impressive larger style two bedroom semi-detached house, occupying a pleasant position within this popular area of Grindon. Finished to an excellent standard throughout, the property comprises lounge opening through to dining, conservatory and modern fitted kitchen. To the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there are attractive gardens to the front and rear. 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. Early viewing is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Lounge 12'0" x 17'2"



Double glazed bay window to front, double glazed window to side, electric fire and radiator. Stairs to first floor with storage under. Opening into dining room.

### Dining Room 7'10" x 8'8"



UPVC double glazed sliding door to conservatory. Radiator. Door to kitchen.

### Kitchen 9'3" x 8'0"



Range of wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and hood, space for a fridge freezer and washing machine. Chrome heated rail and double glazed window to rear.

### Conservatory 7'6" x 10'9"



Double glazed windows and UPVC French patio doors to rear.

### First Floor Landing



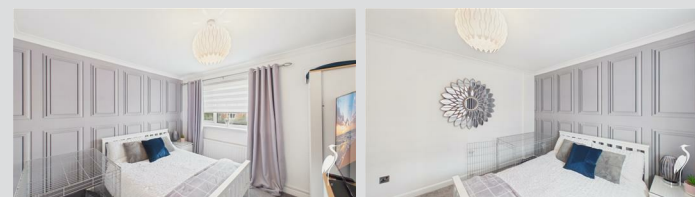
Double glazed window to side and access point to loft.

### Bedroom 1 10'0" x 14'0"



Double glazed window to rear, radiator and storage cupboard.

### Bedroom 2 10'3" x 10'7"



Double glazed window to rear and radiator.

### Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window to rear.

### Outside



Block paved garden to the front with side access to low maintenance garden with block paved area and decked seating area. Outhouse.

### Council Tax Band

The Council Tax Band is Band A.

### Important Notice - Particulars

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

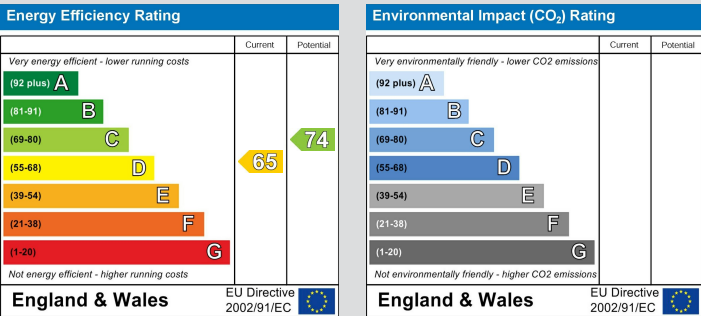
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

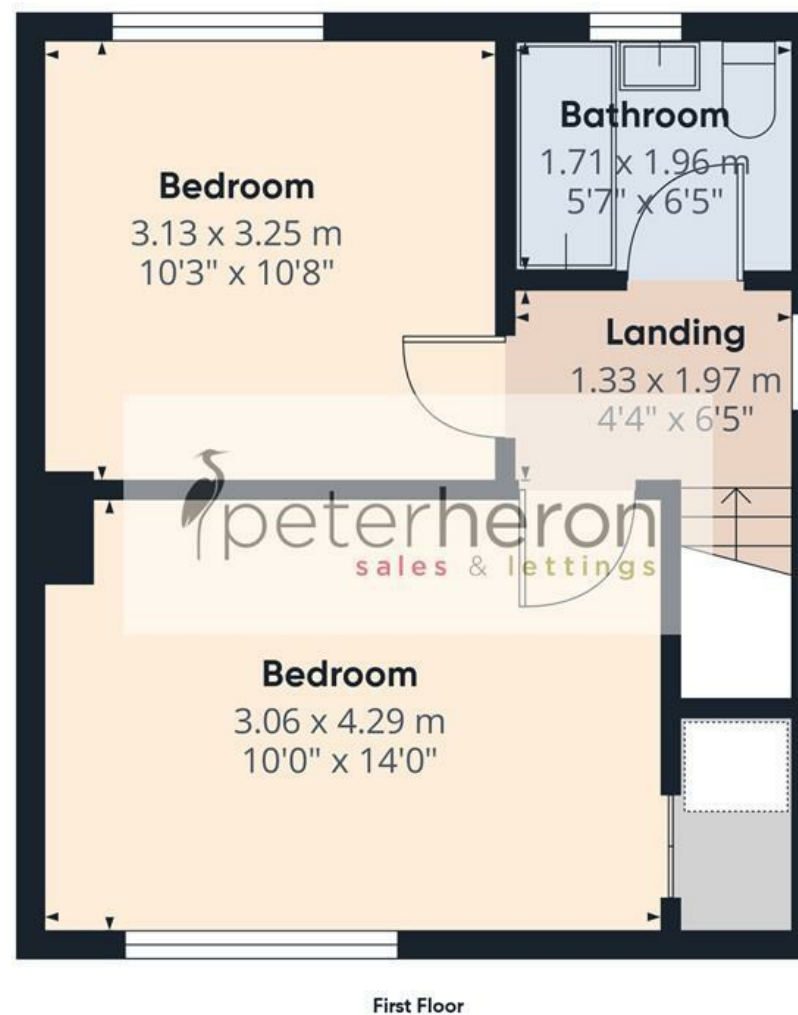
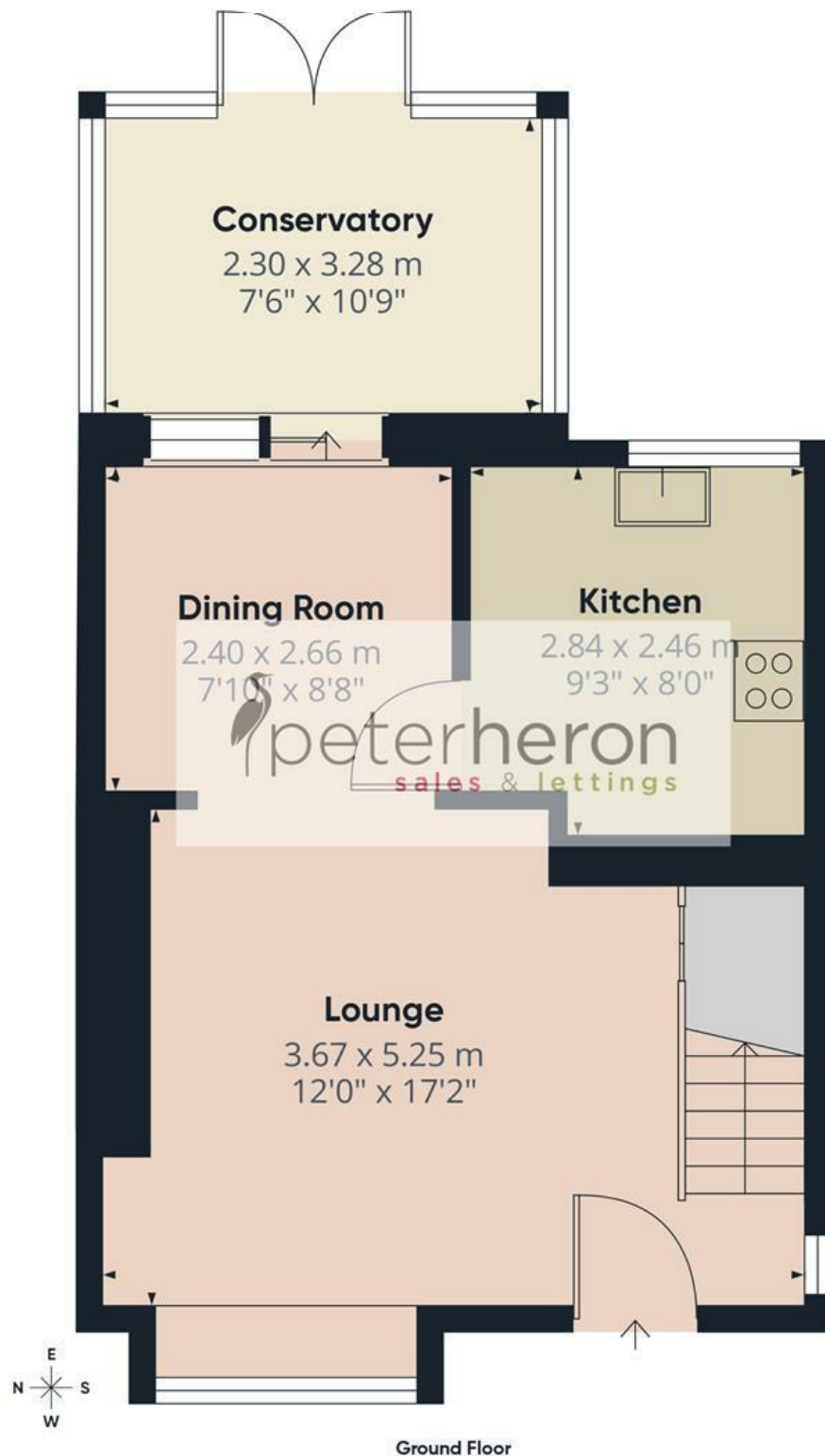
## Opening Times

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.





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

69.8 m<sup>2</sup>

752 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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