


**Grindon Lane**, Springwell, Sunderland

£119,950











An extended two bedroom semi-detached home with a garage, providing a spacious and attractive interior, situated within this ever popular and convenient location. Internally there is an entrance porch, a lounge and a generous kitchen / diner to the ground floor whilst to the first floor there are two well-proportioned bedrooms and a modern bathroom/wc. Benefits of the property include gas central heating to radiators, UPVC double glazed windows, driveway, an attached garage and a garden to the rear, laid mainly to lawn. Enjoying an extremely convenient situation, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via Composite entrance door.

**Entrance Porch**
Inner door to lounge.

**Lounge**





Double glazed bay window to front, double radiator and feature fireplace. Stairs to first floor and door to kitchen.

**Kitchen/Diner**






Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for fridge freezer and washing machine. Double radiator and storage cupboard. Door to garage and open plan into dining area.

**Dining Area**



Double glazed window to rear and double radiator.

**First Floor Landing**



Double glazed window to side and access point to loft.

**Bedroom 1**





Double glazed window to front, radiator and built in furniture.

**Bedroom 2**




Double glazed window to rear, radiator and storage cupboard.

**Bathroom**




Low level wc with concealed cistern, washbasin vanity unit and panel bath, tiled walls and floor, double glazed window and ladder style radiator.

# MAIN ROOMS AND DIMENSIONS

**Outside**





Block paved area to the front with driveway providing off street parking leading to garage, whilst to the rear a delightful garden mainly to lawn.

**Garage**




Accessed via electric roller shutter. Door to kitchen and Composite door to rear gardens.

**Council Tax Band**
The Council Tax Band is Band A.

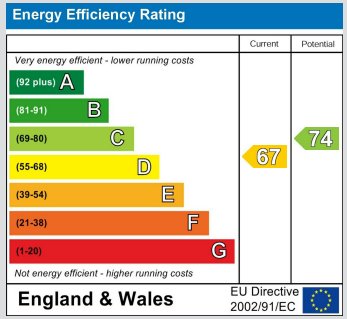
**Tenure Freehold**
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

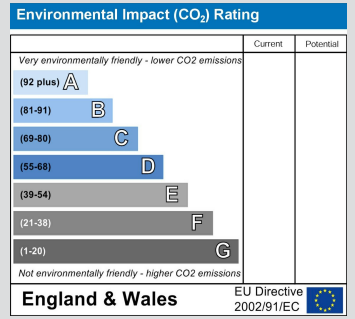
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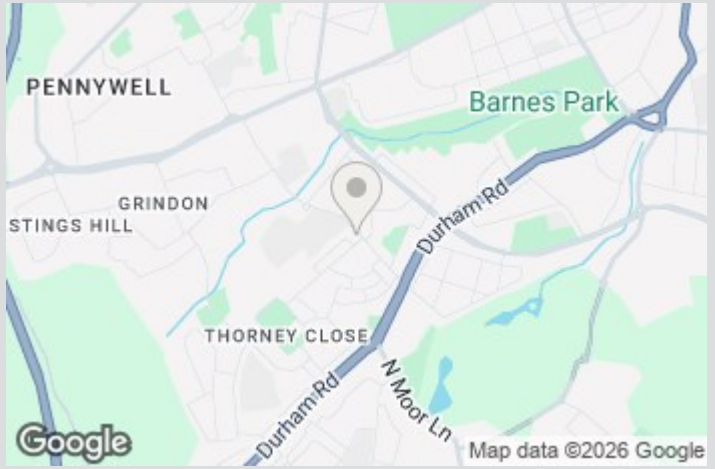
**Fawcett Street Viewings**
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

**Ombudsman**
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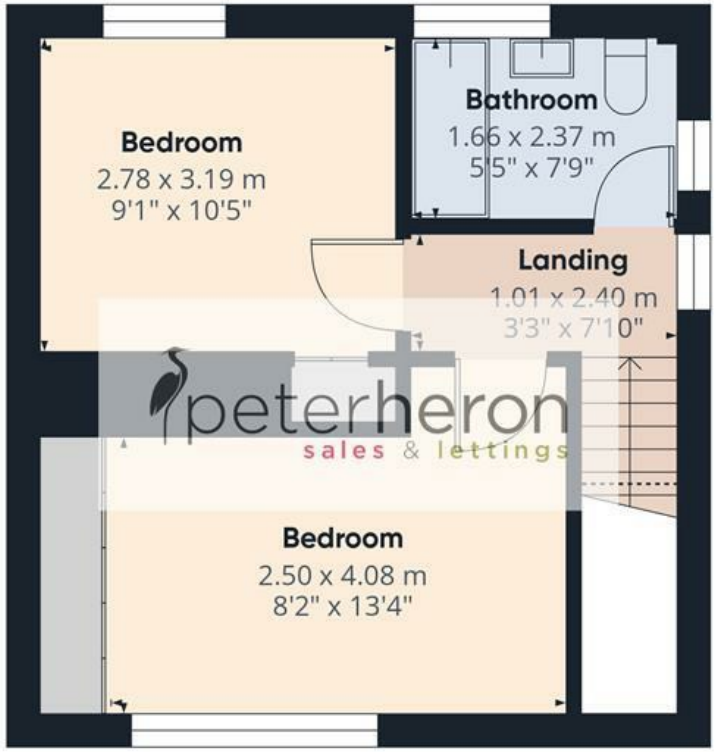





Ground Floor




First Floor




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**Approximate total area**(1)

82.4 m²

887 ft²

**Reduced headroom**

1 m²

10 ft²

(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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