









We are delighted to offer for sale this superb three bedroom semi detached property, located in the popular area of Grindon. The beautifully presented accommodation boasts entrance hall, lounge, fabulous modern kitchen/diner with integrated appliances, three first floor bedrooms and a modern bathroom/wc. Externally there is a gravelled garden to the front and side with driveway providing off street parking and a garden to the rear with artificial lawns. Benefitting from UPVC double glazing and gas central heating. The property is well placed for easy access to the A19, Doxford International Business Park, Nissan complex and Sunderland City Centre. Early viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into

Reception Hall



Stairs to the first floor and doors to

Lounge 17'7" x 11'3"



Double glazed window to the front and double glazed UPVC French patio doors to rear. Double radiator.

Kitchen/Diner 17'7" x 9'5"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven with electric hobs and extractor fan.

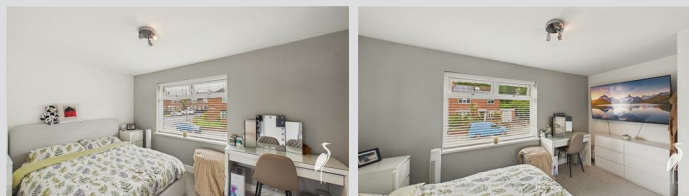
Space provided for a washing machine and fridge freezer. 2x double glazed windows and UPVC door to rear. Radiator and utility cupboard providing space for a tumble dryer.

First Floor Landing



Landing with double glazed window to the rear, access point to loft and a radiator.

Bedroom 1 9'4" x 14'8"



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

Bedroom 2 11'10" x 9'8"



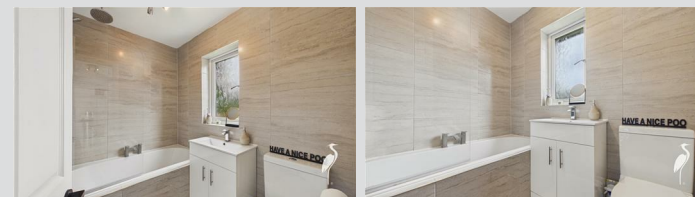
Doubly glazed window to the front and a radiator.

Bedroom 3 8'1" x 8'2"



Double glazed window to the rear.

Bathroom



Bath with dual head waterfall shower over, low level WC and a hand wash basin set into vanity unit. Double glazed window to the rear and a chrome heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Generously sized front and rear gardens with the rear benefitting from a shed and the front benefitting from a gated driveway providing off street parking.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

Important Notice

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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.

Viewings Fst

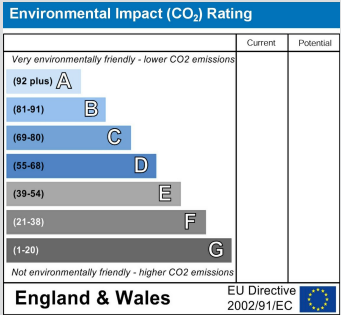
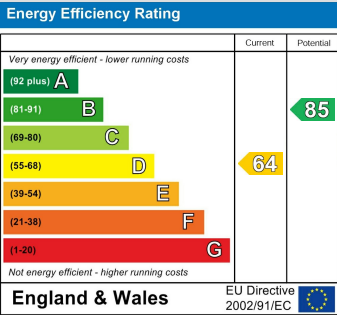
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

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

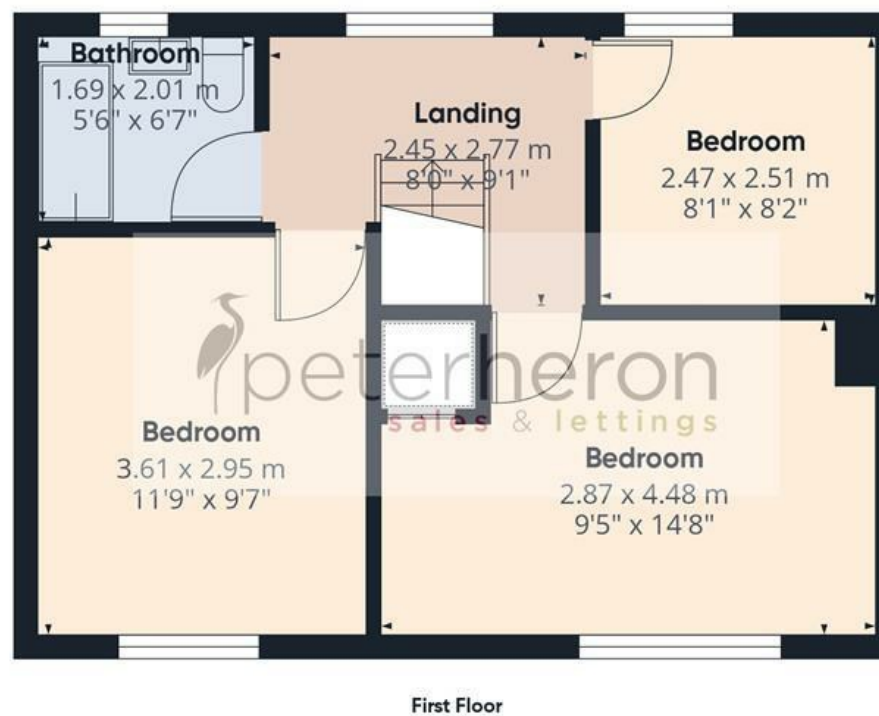
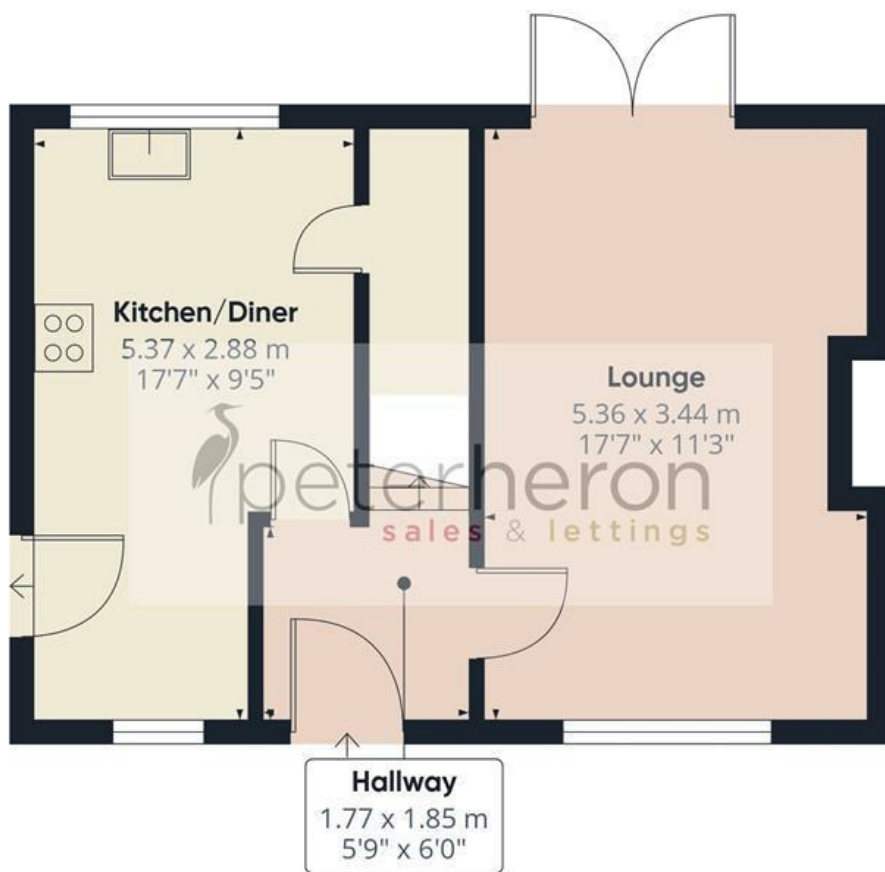
Ombudsman

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



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Approximate total area⁽¹⁾

76.2 m²
820 ft²

(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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