Tarn Drive, Grangetown, Sunderland

£134,950

Warm & Cosy

A beautifully presented two bedroom mid link boasting well presented accommodation situated within this attractive development. Internally the property comprises entrance lobby, lounge, modern breakfasting kitchen, two bedrooms and a contemporary shower room/WC. Externally there is a lawned garden to the front and low maintenance gardens to the rear. Ideally placed for local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby
Double glazed window to side and storage cupboard. Inner Composite door to lounge.

Lounge 15'11" x 12'7"

Double glazed window to front, radiator and stairs to first floor with storage under. Door to kitchen.

Breakfasting Kitchen 7'1" x 12'3"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood. Space for a fridge freezer and washing machine. Double radiator and two seater breakfast bar. Double glazed window and Composite door to rear.

First Floor Landing

Bedroom 1 8'4" x 12'3"

Double glazed window to front and radiator.

Bedroom 2 7'2" x 12'4"

Double glazed window to front, radiator and storage cupboard. Access point to loft.

Shower Room

Shower cubicle, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail.

Outside

Garden to the front and low maintenance paved rear garden with access gate.

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
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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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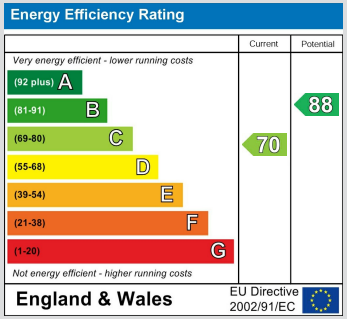
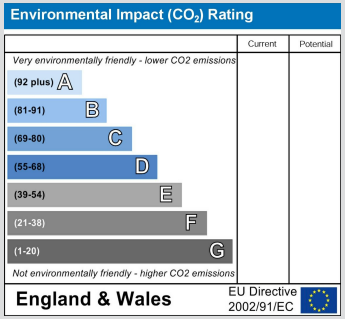
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

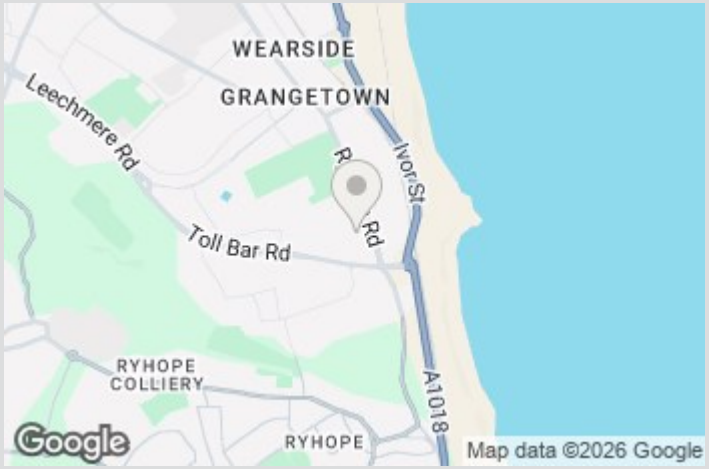
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

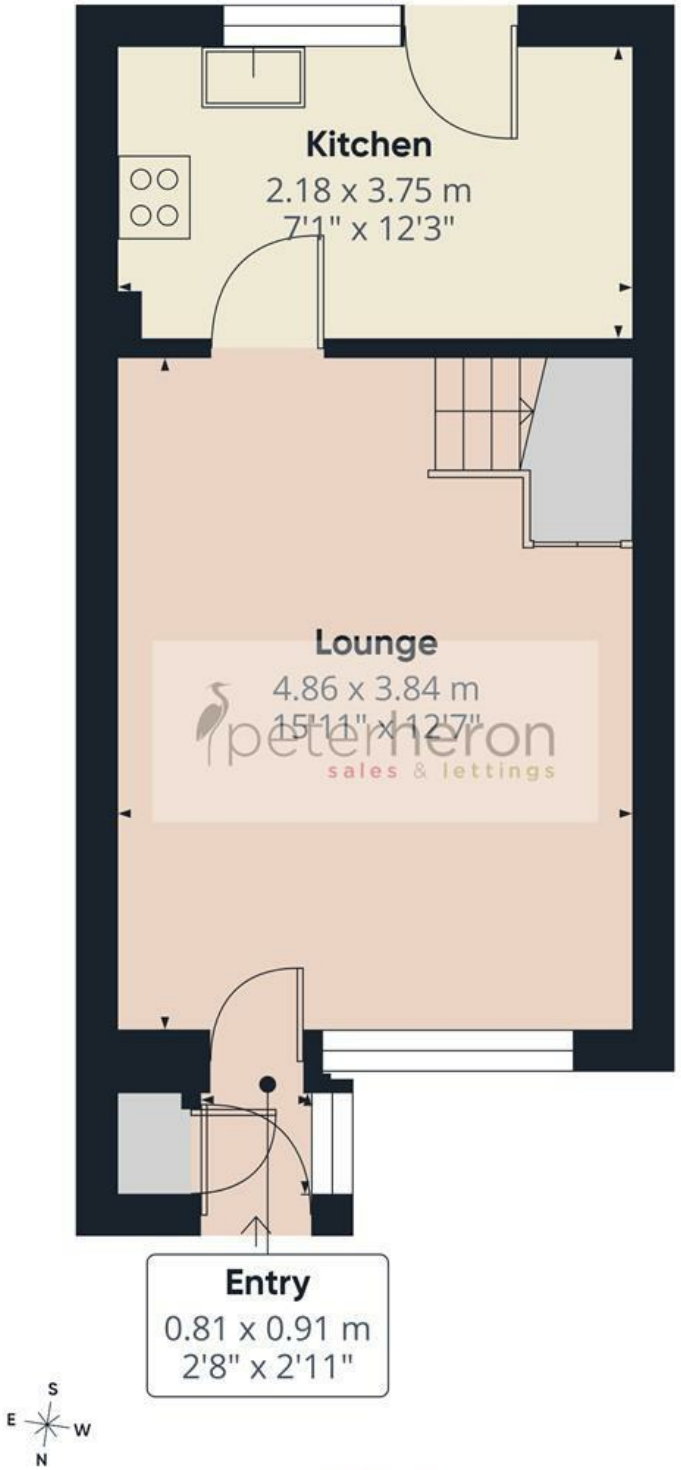
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

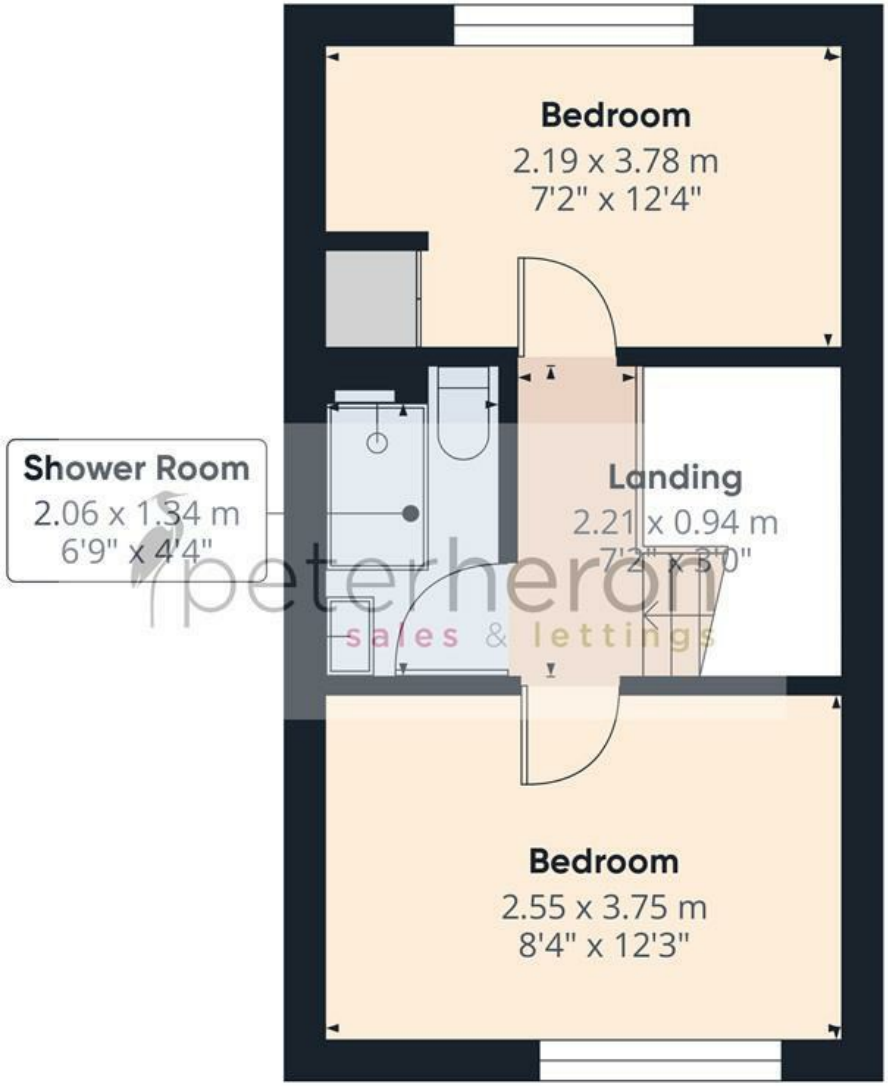








Ground Floor



First Floor

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Approximate total area(1)

51.8 m²

558 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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