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Grindon Lane, Springwell, Sunderland

Offers over £105,000







A spacious two bedroom, two reception room semi-detached home, situated within this ever popular and convenient location. The property is currently tenanted however can be sold with vacant possession. Internally on the ground floor there is a hall, lounge, dining room and kitchen whilst to the first floor there are two well-proportioned bedrooms, a bathroom and a separate wc. Benefits of the property include gas central heating to radiators, UPVC double glazed windows, driveway and gardens to the front and rear. 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. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Entrance Hall

Radiator and doors leading off to lounge and kitchen.

### Lounge 12'4" x 9'1"



Double glazed window to front and radiator.

### Dining Room 8'4" x 7'5"

Double glazed window to rear and radiator.

### Kitchen 10'8" x 9'10"

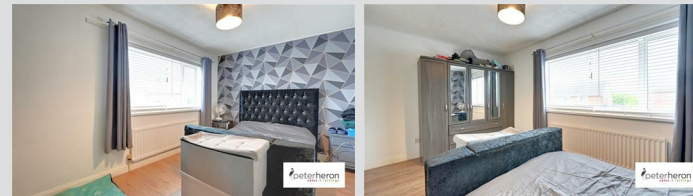


Wall and base units with work surfaces over incorporating sink and drainer, space for cooker and fridge freezer, double glazed window to rear, door to outhouse area.

### First Floor Landing

Double glazed window and doors leading off to two bedrooms and bathroom.

### Bedroom 1 15'4" x 8'9"



Double glazed window to front and radiator.

### Bedroom 2 8'10" x 10'6"



Double glazed window to rear and radiator.

### Bathroom



Washbasin and bath with electric shower over, tiled walls and floor, double glazed window.

### Separate WC

Low level WC and double glazed window.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Outside



Driveway to the front and to the rear a garden laid mainly to lawn.

## Outhouse

This useful area has space for washing machine and tumble dryer. Doors providing access to both the front and rear of the property, as well as door through to kitchen.

## 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

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 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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

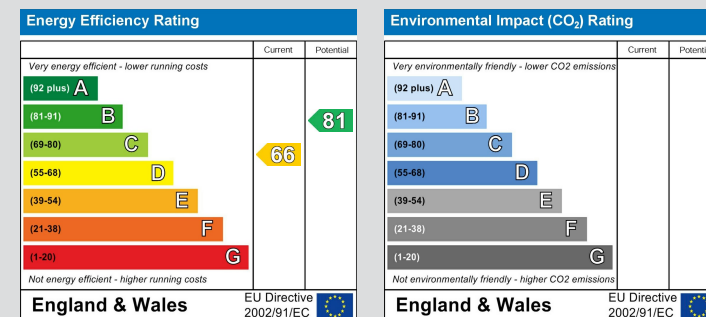
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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