









A spacious and attractive three bedroom house occupying a pleasant cul-de-sac position, overlooking a green. Internally the generous accommodation includes an entrance porch, lounge, a living / dining room and a kitchen / diner. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a lawned garden to front, a courtyard to the rear and a single garage. The property is conveniently situated in the popular residential area of Grindon and is close to all local amenities and boasts excellent transport links to Sunderland City Centre and wider road networks including the A19. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to porch.

### Entrance Porch



Double glazed tall windows and inner door leading through to lounge.

### Lounge 15'1" not including staircase x 11'5"



Double glazed patio style door to front, radiator, staircase to first floor and the room opens through to living/dining room.

### Living/Dining Room 18'0" x 8'2" extending to 11'1"



Radiator and double doors connecting through to kitchen/diner.

### Kitchen/Diner 17'4" x 7'10" extending to 11'1"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, under counter space for fridge, freezer and washing machine, double glazed door to rear, double glazed bow window to rear and radiator.

### First Floor Landing

Built in cupboard.

### Bedroom 1 12'8" x 9'10"



Double glazed window to front and radiator.

### Bedroom 2 10'10" x 9'10"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'2" x 7'10" maximum



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

## Bathroom



Low level WC, pedestal washbasin and free standing bath, feature radiator, part tiled walls, double glazed window.

## Outside



Lawned garden to the front, a courtyard to the rear and the property also benefits from a garage, located to the rear of the property.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 30/11/1973 and the Ground Rent is £12.50 every 6 months.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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](http://peterheron.co.uk)

## Opening Times

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

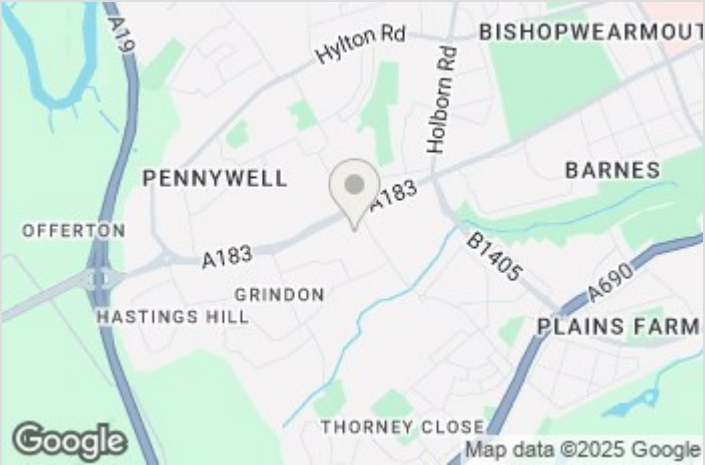
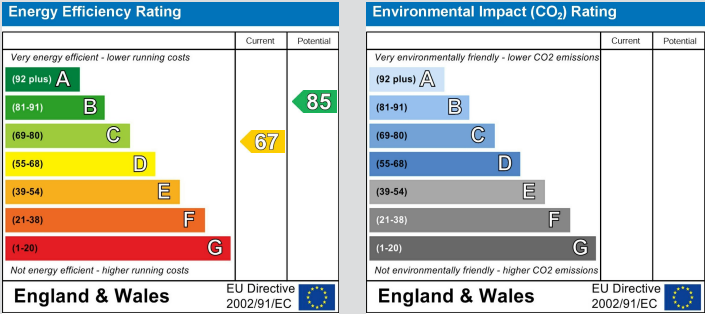
## Ombudsman

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

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Ground Floor  
Approximate Floor Area  
(63.30 sq.m)



First Floor  
Approximate Floor Area  
(32.40 sq.m)

