



 peterheron  
sales & lettings

 peterh  
sales &

Gleneagles Road, Grindon, Sunderland

£79,950







A larger style two bedroom, two reception room semi-detached house, situated within this ever popular area of Grindon, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge, dining room and a kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing connections to surrounding areas and major road including the A19. The property does require some general updating and modernisation but is priced to reflect this, early viewing comes highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Hallway



Staircase to the first floor, radiator and a door to lounge.

### Lounge 11'11" x 9'10"



Single glazed window to the front, radiator and an archway into the dining room.

### Dining Room 8'8" x 7'10"



Single glazed window to the rear, radiator and a door to the kitchen.

### Kitchen 9'4" x 8'0"



With fitted units and work surface over incorporating a sink and drainer unit, space is provided for the inclusion of a cooker and a fridge, single glazed window to the rear, door to the rear garden and radiator.

### First Floor Landing

Loft access hatch and doors to the two bedrooms and bathroom.

### Bedroom 1 9'11" x 14'2"



Single glazed window to the front, radiator and built-in cupboard.

### Bedroom 2 10'4" x 10'5"



Single glazed window to the rear and radiator.

### Bathroom



Low level WC, wash hand basin and panel bath with electric shower over, radiator and single glazed window.

### Outside



There is a small garden to the front and a garden to the rear with brick built outhouse.

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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

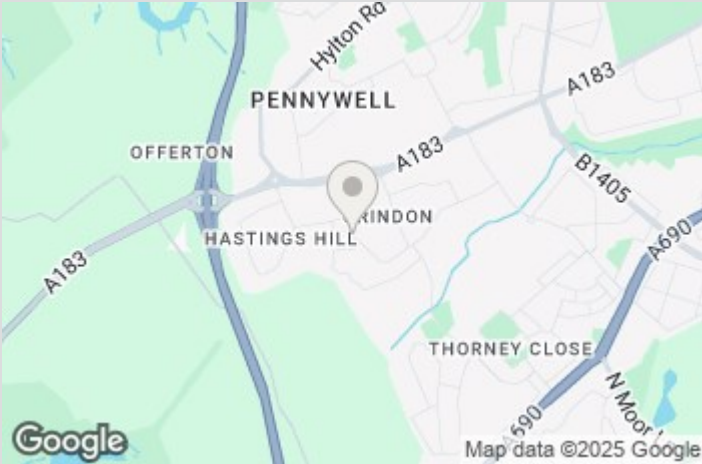
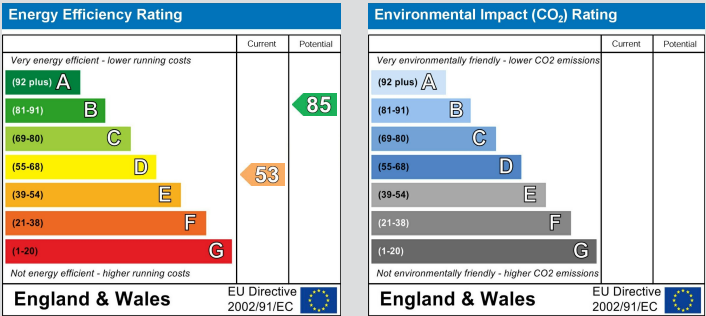
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

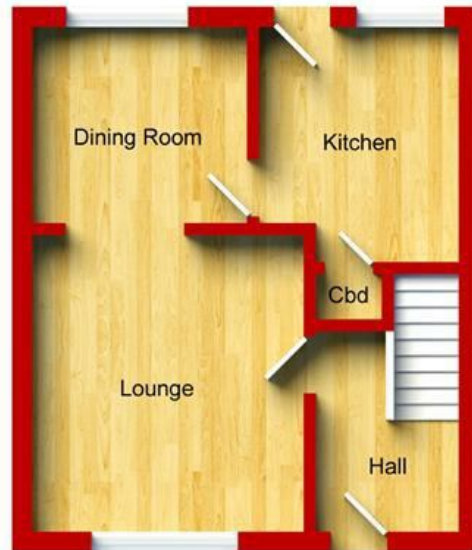
## Opening Times

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.

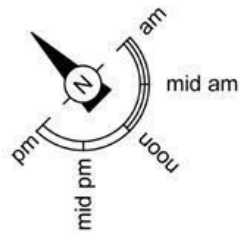




Ground Floor  
Approximate Floor Area  
(32.90 sq.m)



First Floor  
Approximate Floor Area  
(32.90 sq.m)



274 Gleneagles Road