





peterheron
sales & lettings





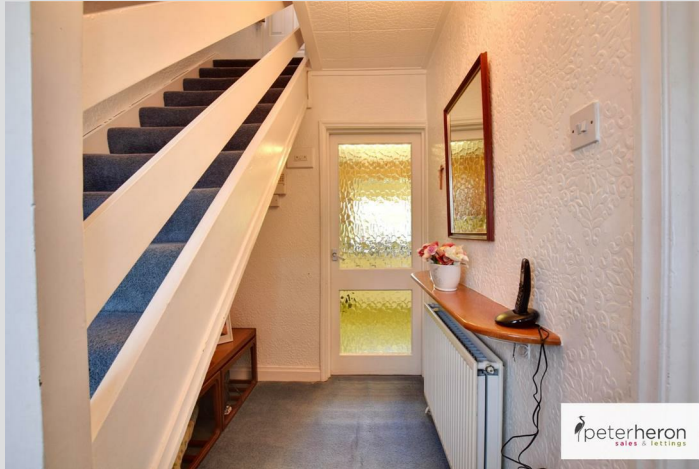
A spacious larger style two bedroom, two reception room semi-detached house with a delightful garden, situated within this popular residential area. Internally comprising of a hall with staircase to the first floor, lounge, dining room and a kitchen. To the first floor there are two double bedrooms and a wet room/wc. Externally there is a garden to the front with a driveway and to the rear a generous garden. Situated in this popular area, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. With no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to hall.

Entrance Hall



Double radiator, stairs to the first floor and doors to lounge and kitchen.

Lounge 12'3" x 9'3"



Double glazed window to the front, radiator, electric fire and door to dining room.

Dining Room 9'2" x 7'4"



Double glazed window to rear, radiator and door to kitchen.

Kitchen 10'8" x 9'10"



Range of wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, space has been provided for the inclusion of a washing machine, cooker and fridge freezer. Radiator, two double glazed windows to rear, storage cupboard and door to outhouse.

Outhouse



Wooden doors to front and rear, storage space and door to utility.

Utility 6'11" x 4'4"



Base units incorporating wash hand basin, storage cupboard and single glazed window to rear.

First Floor Landing

Double glazed window to side.

Bedroom 1 15'3" x 8'10"



Double glazed window to front, radiator and storage cupboard.

Visit 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

Bedroom 2 10'5" x 9'1"



Double glazed window to rear, radiator and storage cupboard.

Wet Room



Low level WC, wash hand basin, shower, two windows and radiator.

Outside



To the front there is a garden with a driveway and to the rear a generous rear garden.

Tenure

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

Council Tax

The Council Tax is Band A.

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.

Viewings

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

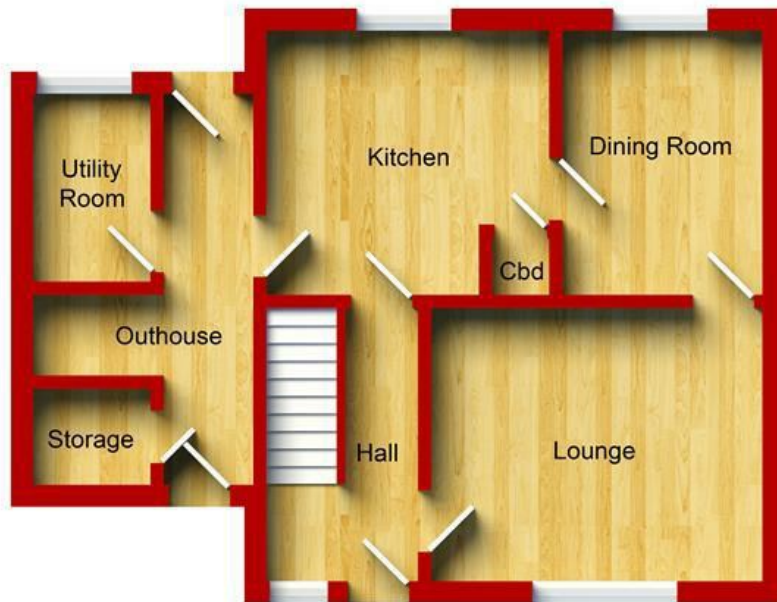
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) B
(69-80) C	67		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

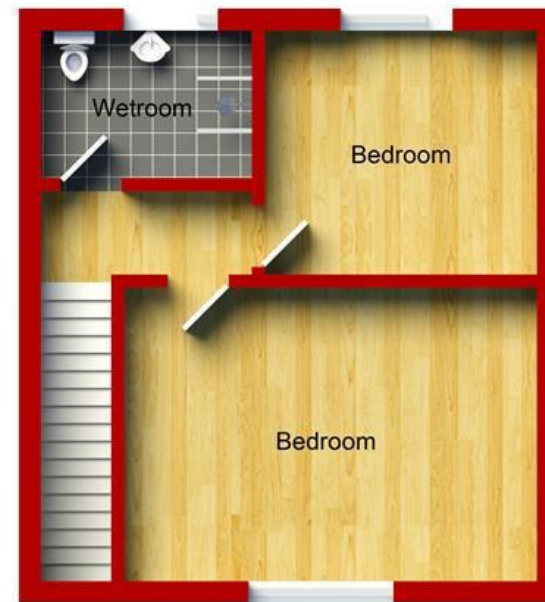
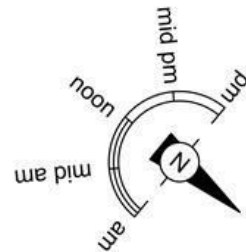


Visit www.peterheron.co.uk or call **0191 510 3323**

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



Ground Floor
Approximate Floor Area
(47.20 sq.m)



First Floor
Approximate Floor Area
(35.40 sq.m)

51 Grindon Lane