













WAITING LIST FULL. A tastefully appointed two bedroom semi detached situated within this popular area of Grindon, available end of March on an unfurnished basis. Internally the accommodation includes an entrance hall, lounge, dining room, kitchen, two good size bedrooms and a wet room. Features of note include gas central heating double glazing and gardens to the front and rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent connections to surrounding areas and major road including the A19.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall



Staircase to first floor, understairs storage cupboard and single radiator.

### Lounge 12'0" x 11'0" into recess



UPVC double glazed window to front, single radiator and electric fireplace with feature surround and hearth. Archway opening through into

### Dining Room 7'11" x 8'9"



Double glazed window to rear and single radiator.

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



Base and eye level units with work surfaces over incorporating sink and drainer unit, integrated double cooker and hob, washing machine, tiled splashbacks, wall mounted Potterton combi boiler, double glazed window and door to rear.

### First Floor Landing

Access to loft.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'2" x 10'0"



Double glazed window, storage cupboard and single radiator.

## Bedroom 2 10'3" x 10'8"



Double glazed window and single radiator.

## Wet Room



Low level WC, washbasin vanity unit and shower area, white gloss tiled walls, single radiator, double glazed window.

## Outside



Gardens to the front and rear, rear gate leading to parking facilities.

## Council Tax Band

The Council Tax Band is Band

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6114 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

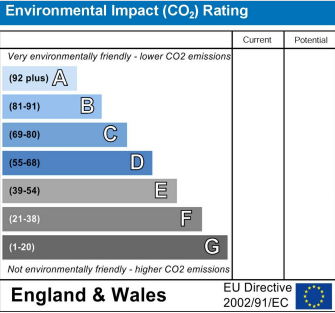
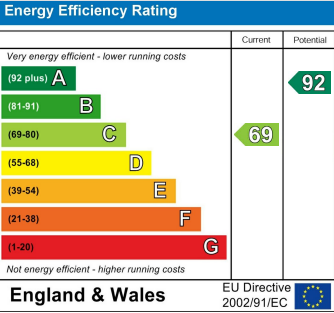
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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