













A well appointed two bedroom semi-detached home situated within this popular area of Grindon and is available with immediate vacant possession and no upper chain involved. Internally the accommodation on the ground floor includes an entrance lobby, lounge and a kitchen whilst to the first floor there are two 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 excellent connections to surrounding areas and major road including the A19. Early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall

Radiator and staircase to first floor. Door to lounge.

## Lounge 13'3" x 11'3"



Double glazed window to front and radiator. Door to kitchen.

## Kitchen 14'6" x 5'3"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for oven, washing machine and fridge freezer. Double glazed window and door to rear.

## First Floor Landing

Access hatch to loft.

## Bedroom 1 11'7" x 10'7"



Double glazed window to front, radiator and storage cupboard.

## Bedroom 2 8'6" x 8'1"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin bath with shower over, double glazed window and heated towel rail.

## Outside



Low maintenance front and rear gardens with lawned and block paved areas.

## 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.

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

## Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

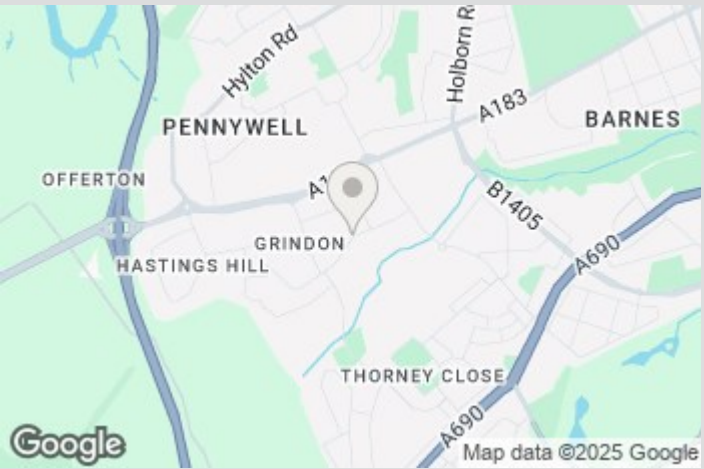
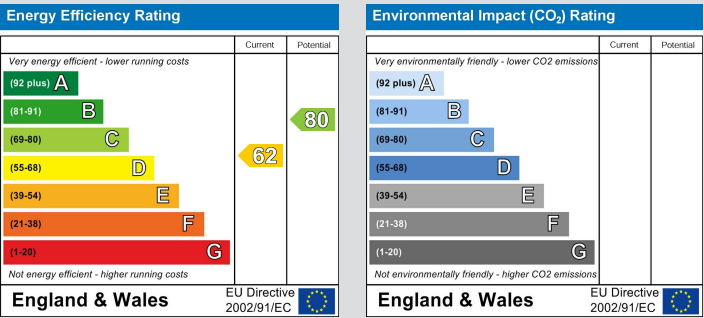
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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