









A beautifully presented, larger style two double bedroom semi-detached home, occupying a pleasant cul-de-sac position within this popular area of Grindon. Internally the stylish accommodation includes a spacious lounge that opens through to an impressive, contemporary kitchen / diner, fitted with an excellent range of units and integrated appliances. On the first floor there are two well-proportioned double bedrooms, both with fitted wardrobes and there is a modern bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators, block-paved area to the front and an attractive garden to the 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. We highly recommend viewing to appreciate the spacious rooms and quality of accommodation this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Lounge 12'7" x 11'11"



This spacious room has a double glazed window to the front, two radiators and a recess area with staircase to the first floor. Opening into kitchen/diner.

Kitchen/Diner 17'2" x 7'11"



Impressive range of contemporary wall and base units with work surface over incorporating a breakfast bar and a sink and drainer unit, integrated appliances include and electric oven, electric hob, microwave, fridge and freezer, space has been provided for the inclusion of a washing machine, two double glazed windows to the rear, a door to the rear garden and a radiator.

First Floor Landing

Double glazed window to the side.

Bedroom 1 14'1" x 10'0"



Double glazed window to the front, radiator, fitted sliding door wardrobes and a built in cupboard.

Bedroom 2 10'2" x 10'7"



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

Bathroom



Modern suite with low level WC, wash hand basin and panel bath with an electric shower over, ladder style radiator and double glazed window.

Outside



Block paved area to the front, and an attractive garden to the rear with artificial grass and decked area.

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 - 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

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

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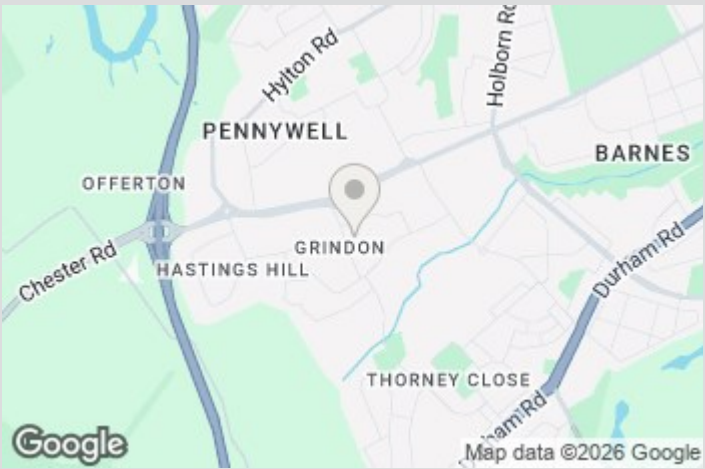
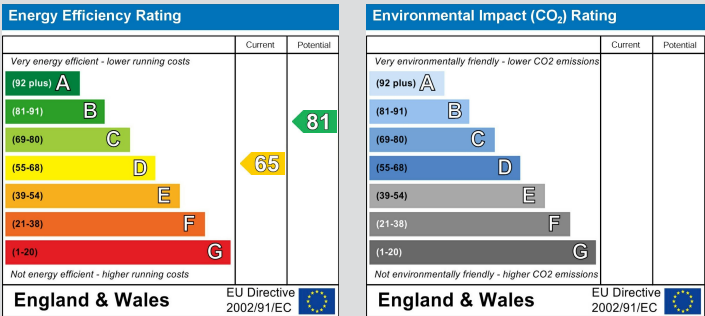
MAIN ROOMS AND DIMENSIONS

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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