

Galway Square, Grindon, Sunderland £89,950











A larger style two bedroom semi-detached home, occupying a pleasant position within this popular area of Grindon. In need of modernising and updating but priced accordingly, internally the accommodation includes reception lobby, lounge, kitchen, two bedrooms and bathroom/WC. Benefits of the property include double glazing, gas central heating with 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. No upward chain, early viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Lobby
Stairs to first floor and door to lounge.

Lounge 11'3" x 13'1"





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

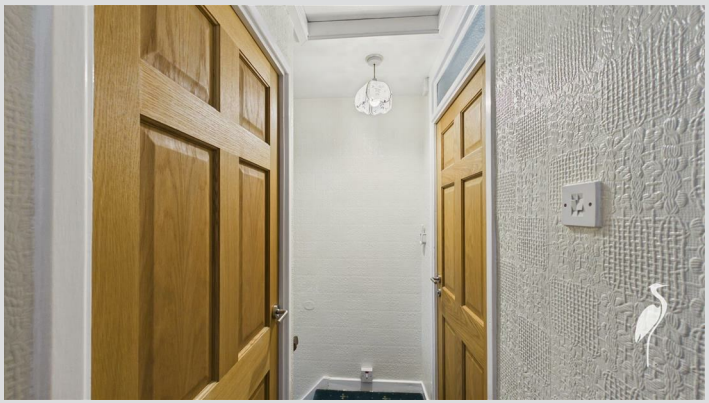
Kitchen 14'6" x 9'8"






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

First Floor Landing



Access point to loft.

Bedroom 1 11'7" x 10'7"




Double glazed window to front, radiator and storage cupboard.

Bedroom 2 7'11" x 8'4"




Double glazed window to rear and radiator.

Bathroom




Bath, low level wc and hand wash basin set into vanity unit. Double glazed window to rear and radiator.

Outside





Delightful gardens to the front and rear.

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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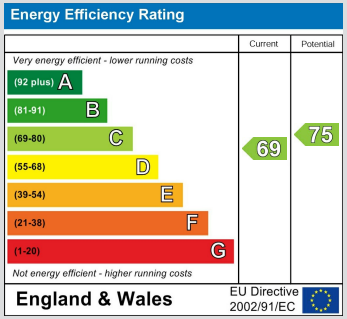
MAIN ROOMS AND DIMENSIONS

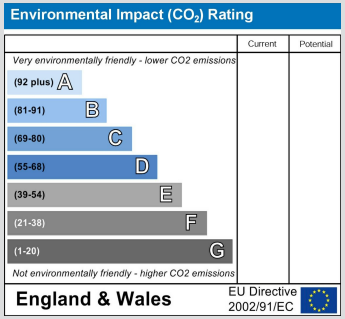
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

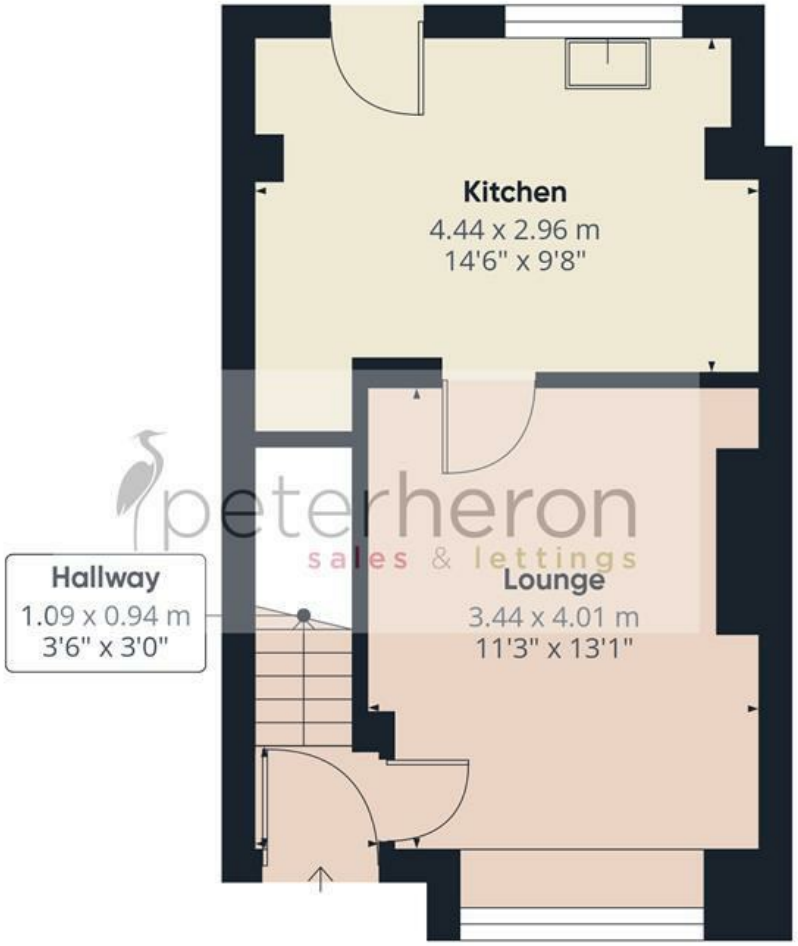
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



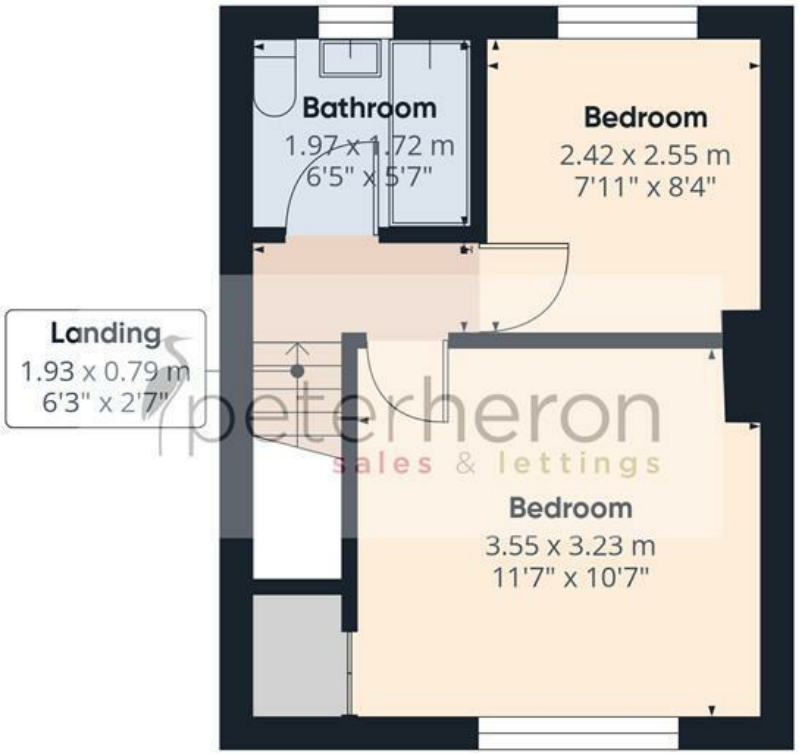




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Ground Floor



First Floor

Approximate total area(1)

52.9 m²

571 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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