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Gartland Road, Grindon, Sunderland

£115,000







A stylish and beautifully presented three bedroom semi-detached house, occupying an attractive position overlooking a green within this popular area of Grindon, available with immediate vacant possession and no upper chain involved. Internally the well-appointed accommodation on the ground floor includes a hall with staircase to the first floor, spacious lounge enjoying a dual aspect and there is a superb modern kitchen / diner. To the first floor there are three bedrooms and a stunning, contemporary bathroom/wc. Externally there is a low maintenance, block-paved area to the front and a pleasant garden to the rear. The property benefits from double glazing and gas central heating to radiators. 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 essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall

There is a radiator, staircase to the first floor and doors leading of to the lounge and kitchen diner.

Lounge 17'7" x 11'2" into alcove



This room enjoys a dual aspect with double glazed windows to both the front and rear and a radiator.

Kitchen Diner 17'7" x 9'4"



Fitted with contemporary range of wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a radiator and this room enjoys a dual aspect with double glazed windows to the front and rear and a door to the rear lobby.

Rear Lobby

Double glazed door to the rear garden.

First Floor Landing



With double glazed window to the rear and doors to the three bedrooms and bathroom.

Bedroom 1 14'9" max x 9'3"



Double glazed window to the front and radiator.

Bedroom 2 11'10" x 9'7"



Double glazed window to the front and a radiator.

Bedroom 3 8'7" x 8'2"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fabulous contemporary bathroom suite with low level WC, pedestal wash hand basin, panel bath with mains fed shower over, chrome ladder style radiator, attractive tile walls and floor and a double glazed window.

Outside



There is a low maintenance block paved area to the front whilst to the rear there is a garden.

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

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

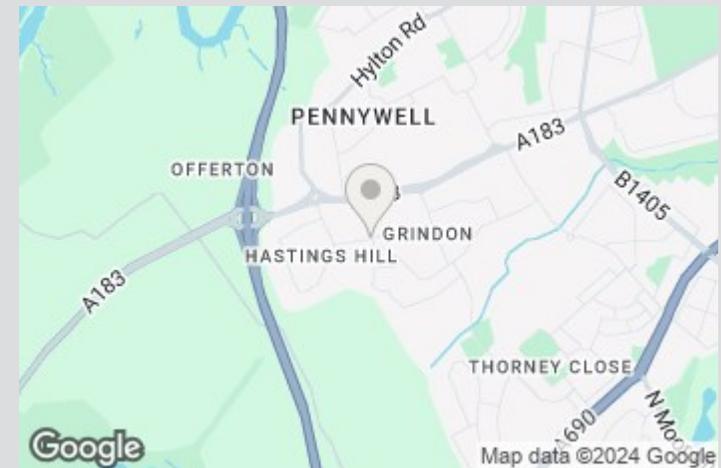
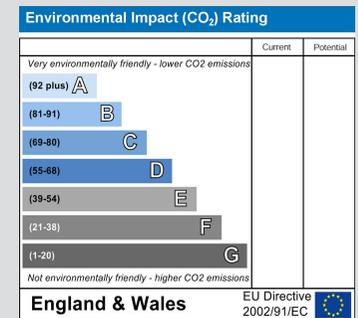
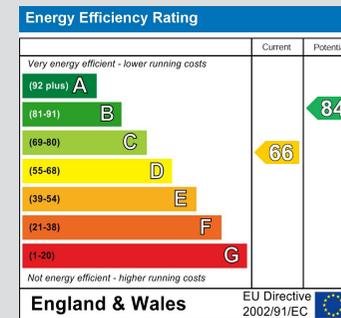
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

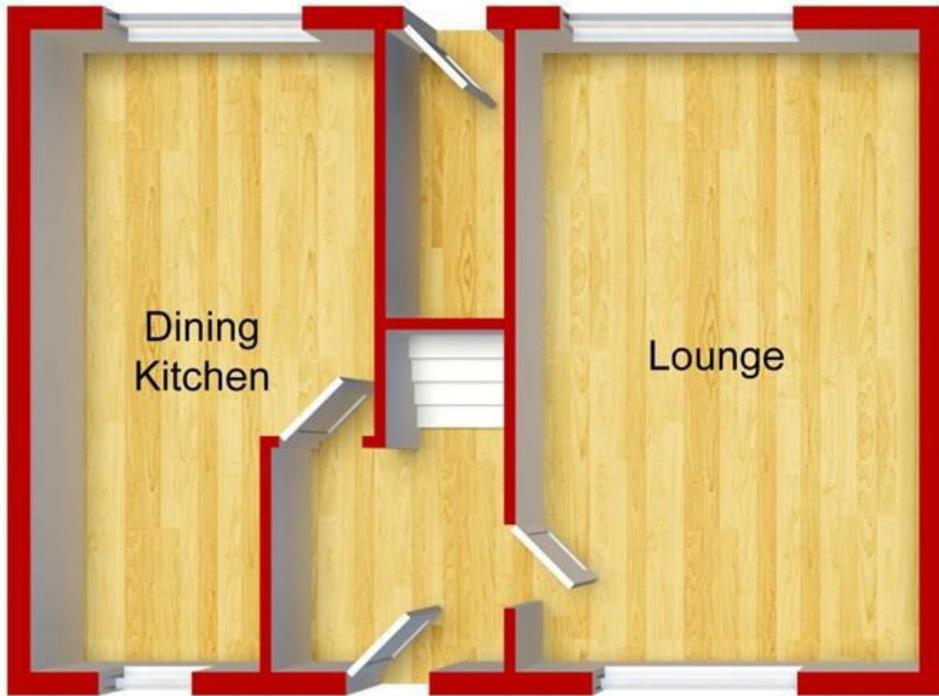
Ombudsman

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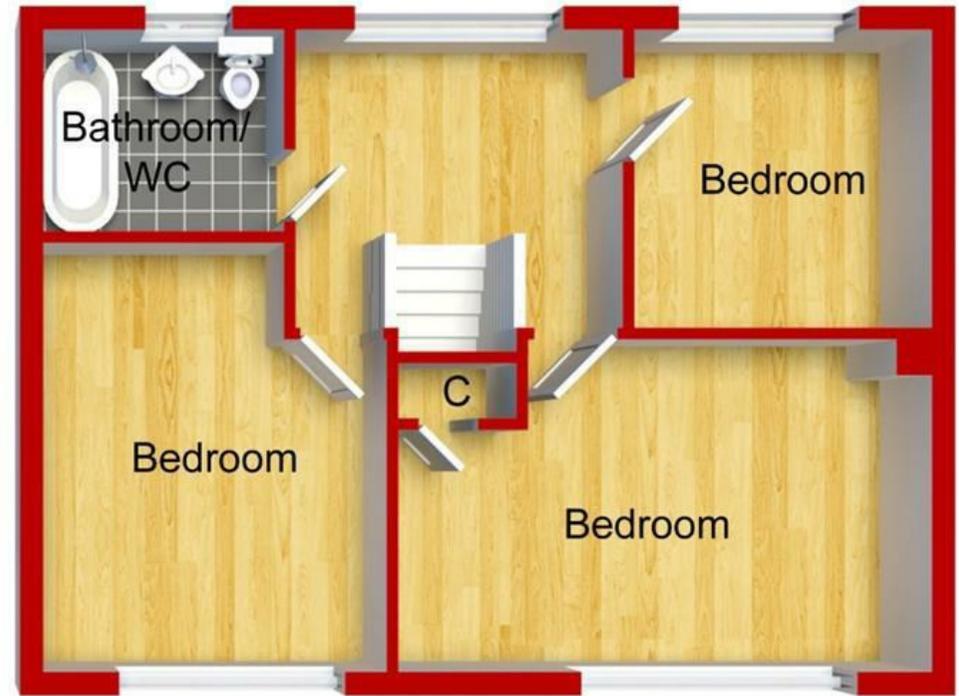


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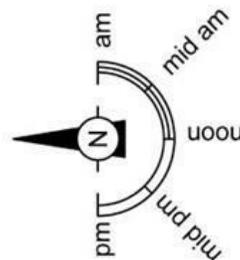
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Ground Floor
Approximate Floor Area
(40.58 sq.m)



First Floor
Approximate Floor Area
(40.58 sq.m)



20 Gartland Road