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sales & lettings

Glenleigh Drive, Grindon, Sunderland

£169,950











This beautifully presented home has undergone a comprehensive programme of upgrading and modernisation to a superb standard throughout. Internally the impressive accommodation includes a hall with staircase to the first floor and a lounge with bay window, opening through to a dining room with French doors to the rear decked area. The stunning breakfasting kitchen is fitted with an excellent range of quality units, wood worktops, integrated appliances, vaulted ceiling with Velux window and French doors the patio area. On the first floor there are three bedrooms and a fabulous family bathroom incorporating a shower cubicle. Externally there is a garden to the front with a block-paved driveway, an attached garage whilst to the rear there is a delightful garden, laid mainly to lawn with a patio and decked area. Features of the property include solar panels (owned, not leased), double glazing and gas central heating to radiators. Situated within this ever popular area of Grindon, just off the Broadway, the property is ideally placed for local amenities, shops and schools, as well as offering public transport links and access to major road connections including the A19. Available with immediate vacant possession and no upper chain involved, early viewing is essential to avoid disappointment and appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door to

Entrance Hall



Staircase leading up to first floor with understairs storage cupboard and central heating radiator.

Lounge 12'11" into bay x 12'2" into alcoves





Double glazed bay window to front, central heating radiator, opening through into

Dining Room 11'8" maximum x 12'4" into alcoves



Double glazed French door leading out to rear decked area and central heating radiator.

Breakfasting Kitchen 14'3" x 7'11"



An impressive kitchen fitted with a good range of quality wall and base units with wood working surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and hob with extractor chimney over, fridge and freezer, useful utility cupboard with space for a washing machine and tumble dryer. Double glazed French doors leading out to rear patio area, double glazed window to rear, vaulted ceiling with velux window and Worcester central heating boiler is concealed behind matching unit.

First Floor Landing



Double glazed window to side.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'11" into bay x 10'9"



Double glazed bay window to front, central heating radiator.

Bedroom 2 10'10" x 9'6"



Double glazed window to rear, central heating radiator.

Bedroom 3 7'9" x 6'1"



Maximum measurement including stairhead area, double glazed window to front and central heating radiator.

Family Bathroom



Contemporary four piece suite comprising of a low level WC, pedestal washbasin, panel bath and step in shower cubicle with mains shower, part tiled walls, two double glazed windows and central heating radiator.

Outside





To the front of the property there is a block paved driveway providing off street parking, attached GARAGE and to the rear there is a delightful gardens laid mainly to lawn with patio area and decking.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must

satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 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.



