



**Hollinside Road, Grindon, Sunderland, Tyne & Wear, SR4 8BB**

**Offers Over £150,000**



# Hollinside Road, Grindon, Sunderland, Tyne & Wear, SR4 8BB

## DESCRIPTION

PLEASE VIEW VIRTUAL TOUR AND FLOORPLAN \* THREE BEDROOMS \* LARGE PLOT \* GARDENS \* DRIVEWAY \* NO ONWARD CHAIN \* COUNCIL TAX BAND - A \* EPC RATING - C \*

Nestled in the sought-after location of Hollinside Road in Grindon, Sunderland, this charming semi-detached house is a gem waiting to be discovered. Boasting a larger style plot this property offers a spacious living experience with no upward chain, making it an ideal choice for first-time buyers and families alike.

Step inside to find three generously sized double bedrooms, large reception/living rooms, providing including a conservatory to enjoy the surrounding gardens.

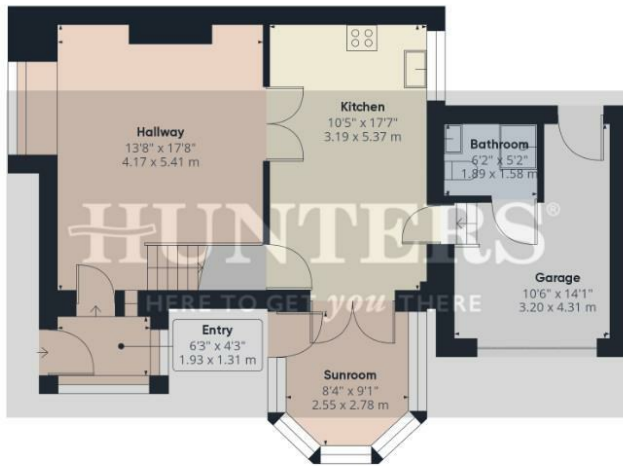
Convenience is key with a ground floor bathroom, ensuring practicality for everyday living. The property's garage and driveways offer parking solutions, while the front and side gardens provide a lovely outdoor space.

Situated in a popular location, this home offers easy access to local amenities and the A19, making daily errands and commuting a breeze.

Don't miss this opportunity to make this unique property your own and experience the spacious accommodation it has to offer.







Ground Floor



Floor 1

**HUNTERS**  
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Approximate total area<sup>(1)</sup>

1124.65 ft<sup>2</sup>  
104.48 m<sup>2</sup>

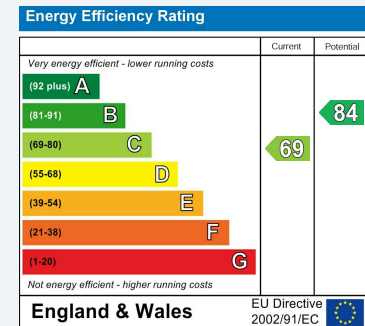
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



11b Sea Road, Fulwell, Sunderland, SR6 9BP  
Tel: 0191 594 7788 Email: [sunderland@hunters.com](mailto:sunderland@hunters.com) <https://www.hunters.com>

