



Grasmoor View, Downhill, Sunderland, SR5

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Grasmoor View, Downhill, Sunderland, SR5

Asking Price £199,950

Welcome to Grasmoor View, a charming semi-detached house located in the heart of Sunderland. This well-presented home boasts three spacious bedrooms, making it an ideal choice for families or professionals seeking comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge, perfect for relaxation. The standout feature of this property is the impressive kitchen/diner, which offers a modern space for cooking and entertaining. The ground floor also includes a convenient downstairs WC, enhancing the practicality of the home.

As you ascend to the first floor, you will find three bedrooms alongside a contemporary bathroom, designed to meet the needs of modern living. The property is further complemented by a front garden, a garage and a driveway that accommodates parking for up to two vehicles.

The generous rear garden is a delightful retreat, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. This home is situated in a popular and convenient location, with easy access to local amenities, shops, and schools. It is particularly well-suited for those working at Nissan, Doxford International Business Park, or Amazon, with excellent transport links to the A19, the coast, and Sunderland city centre.

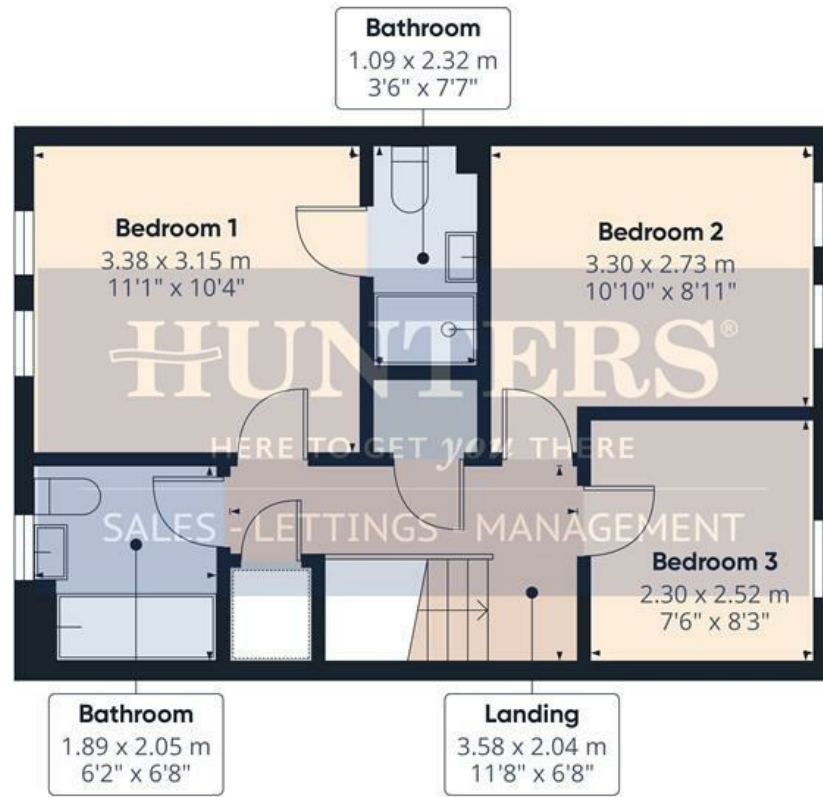
We highly recommend scheduling a viewing to fully appreciate the charm and potential of this lovely property. Don't miss out on the opportunity to make this house your home!

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Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1

Approximate total area⁽¹⁾

80 m²

861 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Hallway

16'0" x 6'7"

Living Room

16'1" x 9'5"

Kitchen/Diner

9'4" x 17'1"

WC

4'11" x 2'10"

Landing

11'8" x 6'8"

Bedroom 1

11'1" x 10'4"

En-Suite

3'6" x 7'7"

Bedroom 2

10'9" x 8'11"

Bedroom 3

7'6" x 8'3"

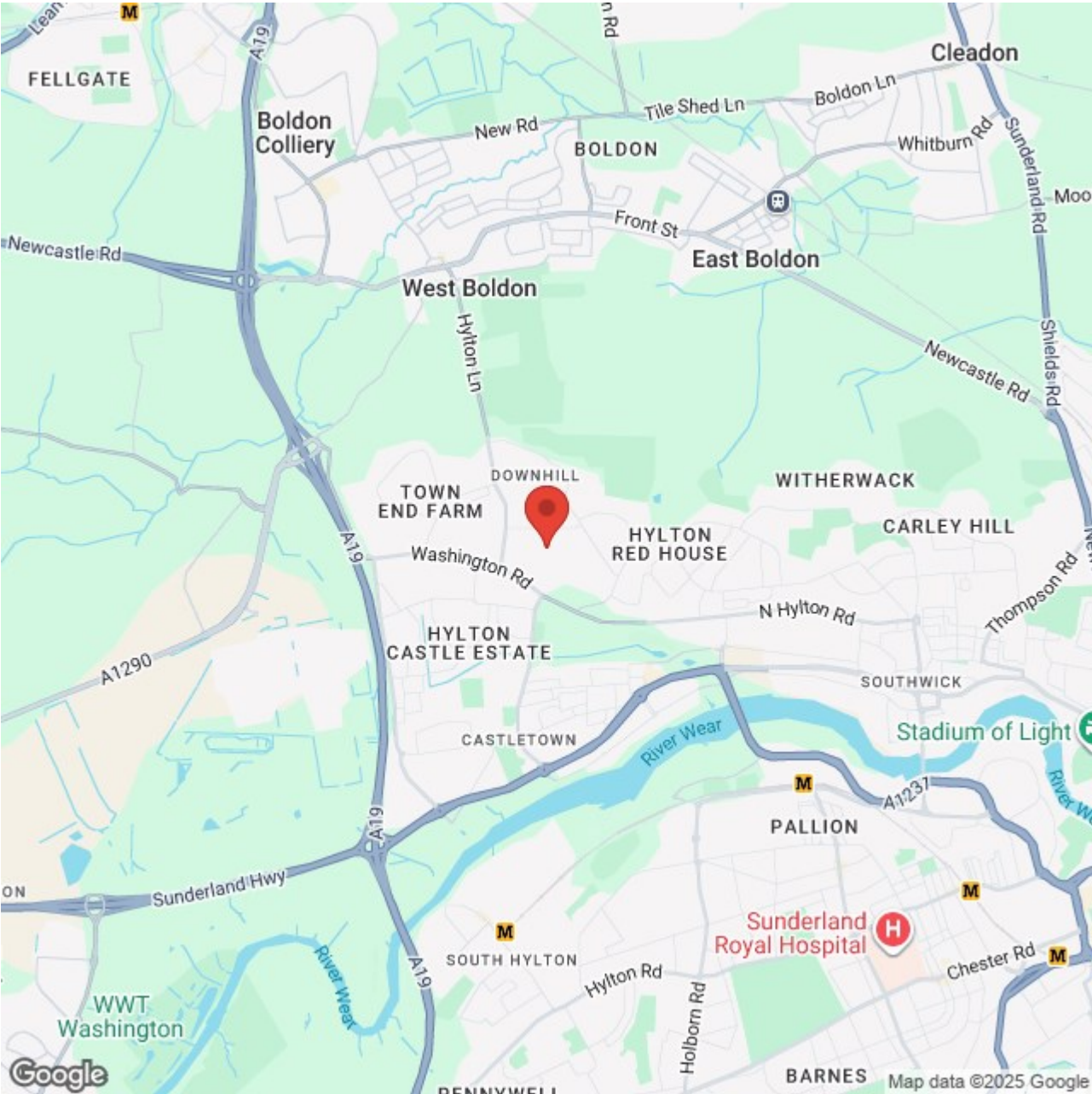
Bathroom

6'2" x 6'8"

Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.





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