



Grasmoor View, Downhill, SR5

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Grasmoor View, Downhill, SR5

Offers In The Region Of £230,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 3 DOUBLE BEDROOMS * FREEHOLD * GARDEN * DRIVEWAY * COUNCIL TAX BAND C * EPC RATING B *

This three-bedroom semi-detached house is offered for sale in a sought-after residential area of Sunderland, well positioned for families looking for nearby schools and green spaces.

The property is presented in good condition and provides two reception rooms, a modern open-plan kitchen dining room, three bedrooms and two bathrooms. The main reception room features large windows and wood panel style walls, creating a bright and defined living space. A second reception room leads through to a useful utility area, offering additional household storage and practicality.

The modern, practical open-plan kitchen includes dining space, built-in pantry with a water supply that could be reinstated as a WC if preferred, and direct access to the garden, making it suitable for everyday family life and entertaining. Upstairs, the master bedroom benefits from an en-suite shower room with heated towel rail and built-in wardrobes. There are two further double bedrooms, providing flexible accommodation for families. The main bathroom offers a modern suite with bath and heated towel rail.

Externally, the property benefits from parking, supporting convenient day-to-day living.

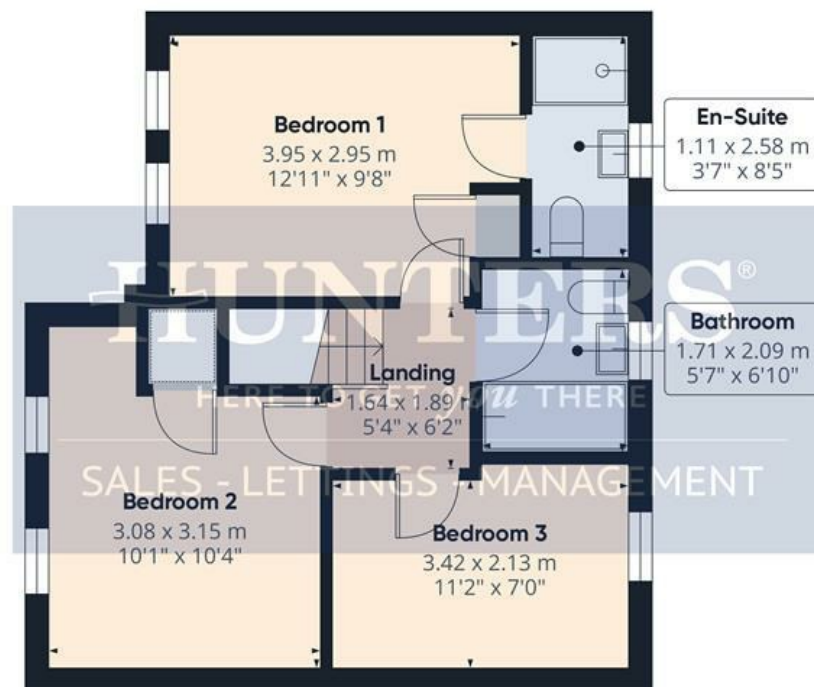
The location offers access to nearby schools suitable for a range of age groups, along with nearby parks providing open space for walking and recreation. Sunderland city centre is within reasonable reach for shopping, dining and leisure facilities.

This three-bedroom semi-detached house for sale represents a practical option for families seeking a home in a residential Sunderland setting with nearby amenities, schools, parks and convenient access to transport routes.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

89.6 m²

963 ft²

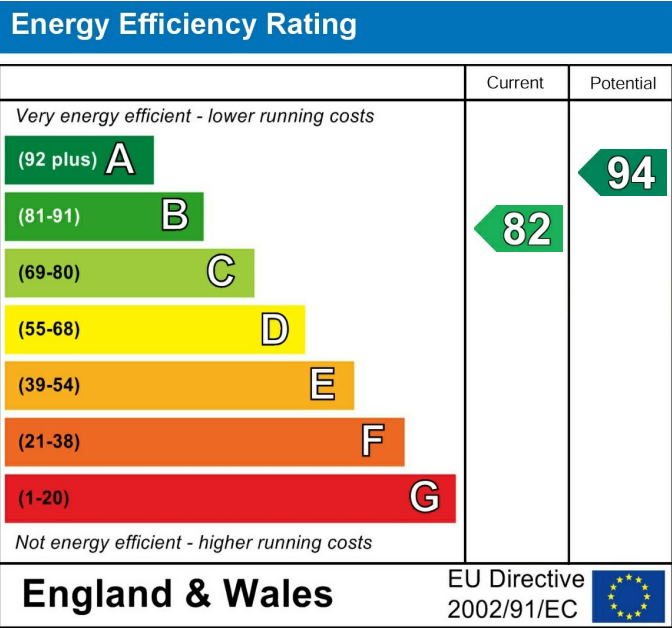
(1) Excluding balconies and terraces

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

GIRAFFE360



- Hallway**
7'4" x 3'6"
- Living Room**
13'3" x 10'3"
- Kitchen/Dining Room**
8'0" x 23'5"
- Pantry**
5'2" x 3'1"
- Reception Room**
10'9" x 8'8"
- Utility Room**
5'4" x 8'8"
- Landing**
5'4" x 6'2"
- Bedroom 1**
12'11" x 9'8"
- En-Suite**
3'7" x 8'5"
- Bedroom 2**
10'1" x 10'4"
- Bedroom 3**
11'2" x 6'11"
- Bathroom**
5'7" x 6'10"



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.

