



Geddes Road, Grindon, Sunderland

Offers in the Region of £96,000

LARGER STYLE 2 DOUBLE BEDROOM HOME ON GENEROUS PLOT

SOME MODERNISATION WORKS REQUIRED

SPACIOUS HOME WITH MOSTLY UPVC DOUBLE GLAZING, MORE RECENT COMBI BOILER & ELECTRICS

GOOD SIZE GARDENS TO FRONT & REAR

EPC RATING (to follow)

NO CHAIN

LARGER STYLE 2 DOUBLE BEDROOM HOME ON GENEROUS PLOT - GOOD SIZE GARDENS TO FRONT & REAR - SOME MODERNISATION WORKS REQUIRED - THIS STYLE OF HOME RARELY COMES ONTO THE MARKET - SPACIOUS HOME WITH MOSTLY UPVC DOUBLE GLAZING, MORE RECENT COMBI BOILER & ELECTRICS - NO CHAIN ... Good Life Homes are delighted to bring to the market a home style which rarely comes onto the market in Grindon, a larger style 2 double bedroom with generous lounge and situated on a large plot with gardens to the front and rear. Requiring some updating but with some improvements already completed, the property is well located within the estate and provides convenient access to the A19 with Doxford International and Washington all within east commuting time. Briefly comprising; large front garden, large rear garden with brick out-house, entrance hall, lounge, kitchen, 2 double first floor bedrooms and bathroom. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed priced selling fees start from just £995 on a no sale no fee basis which means you won't pay us anything unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading off to the lounge, door leading off to the kitchen.

LOUNGE 18' 9" x 12' 3" (5.71m x 3.73m)

Large lounge with white uPVC double-glazed window to front and rear, double and single radiators, gas fire set within brick fireplace and tiled hearth. Security shutters to rear window with pleasant views over the garden when open.

KITCHEN 11' 0" x 7' 4" (3.35m x 2.23m)

Laminate wood-effect flooring, rear facing wooden framed double-glazed window, partially-glazed door leading to rear garden and patio. Fitted kitchen with laminate work surfaces, stainless steel sink with single bowl, single drainer and matching taps. Space and plumbing for a washing machine, space and plumbing for a gas cooker, space for tall fridge/freezer. Wall mounted modern Combi boiler, radiator. The kitchen shares a party wall with the lounge, and it would be perfectly possible to increase the size of the kitchen if required by combining with part of the lounge or making it part open plan subject to appropriate permissions and load calculations.

FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM 6' 9" x 5' 7" (2.06m x 1.70m)

Vinyl wood-effect flooring, wooden framed single-glazed window with privacy glass. Bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps with electric shower over. Radiator. The walls are completely tiled with ceramic tiles.

BEDROOM 1 13' 10" x 9' 5" (4.21m x 2.87m)

Measurements do not include depth of fitted wardrobes which would add width onto this very large double bedroom. Carpet flooring, front facing white uPVC double-glazed window, double radiator. Fitted wardrobes running the length of 1 wall providing a good degree of storage and hanging space.



BEDROOM 2 11' 5" x 9' 0" (3.48m x 2.74m)

Carpet flooring, rear facing white uPVC double-glazed window, radiator. This is also a large double bedroom.

EXTERNALLY

The property is situated on a large plot with generous garden to the front. Well maintained. Pathway to the side of the property leading to the rear garden. Large rear garden plot with brick-built store.



