



## Gainsborough Road, Grindon, Sunderland

**Monthly Rental Of £800**

**TO LET UNFURNISHED**

**RECENT REFRESH/RENOVATION**

**DETACHED GARAGE TO REAR**

**3 BEDROOM FAMILY HOME IN GRINDON**

**EPC RATING C**

**AVAILABLE NOW**

TO LET UNFURNISHED - 3 BEDROOM FAMILY HOME IN GRINDON - RECENT REFRESH/RENOVATION - DETACHED GARAGE TO REAR - AVAILABLE NOW ... A larger style 3 bedroom semi-detached home in a nice location within Grindon which has a detached garage to the rear. Recently benefitting from a light refurbishment, the layout briefly comprises; entrance hall, generous lounge, separate dining kitchen with modern kitchen and integrated oven and hob (there is space and plumbing for a fridge freezer and washing machine). On the first floor there are 3 double bedrooms and a bathroom with shower, sink and WC (no bath). A detached garage occupies most of the rear garden but there is a small garden to the front with sunny aspect. Viewing arrangements can be made by contacting our central lettings office.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, double radiator, carpeted stairs to first floor landing, built-in cloaks cupboard. Door leading off to lounge and door leading off to kitchen/dining room.

### LOUNGE 17' 8" x 11' 5" (5.38m x 3.48m)

Carpet flooring, double radiator, white uPVC double-glazed window, front and rear facing. This is a large living room suitable for accommodating most arrangements of furniture.

### KITCHEN/DINING ROOM 17' 7" x 9' 4" (5.36m x 2.84m)

Vinyl tile-effect flooring, double radiator, rear facing white uPVC double-glazed window and side facing white uPVC double-glazed window. Archway leading to a recently fitted kitchen with a range of wall and floor units in a light cream finish with contrasting wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney. White uPVC double-glazed window above the sink and white uPVC double-glazed door leading out to the side of the property. Built-in cupboard with rear facing wooden framed single-glazed window rear facing, wall mounted Combi boiler, gas meter, electric meter and electric consumer unit, under bench space and plumbing for a washing machine.

### FIRST FLOOR LANDING

Rear facing white uPVC double-glazed window. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BEDROOM 1 14' 10" x 9' 5" (4.52m x 2.87m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing some storage. This is a good size double bedroom.

### BEDROOM 3 8' 5" x 8' 0" (2.56m x 2.44m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This bedroom is a large single but would accommodate a double bed.

### BEDROOM 2 11' 10" x 9' 7" (3.60m x 2.92m)

Another large bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window.



### BATHROOM/SHOWER ROOM 6' 6" x 5' 7" (1.98m x 1.70m)

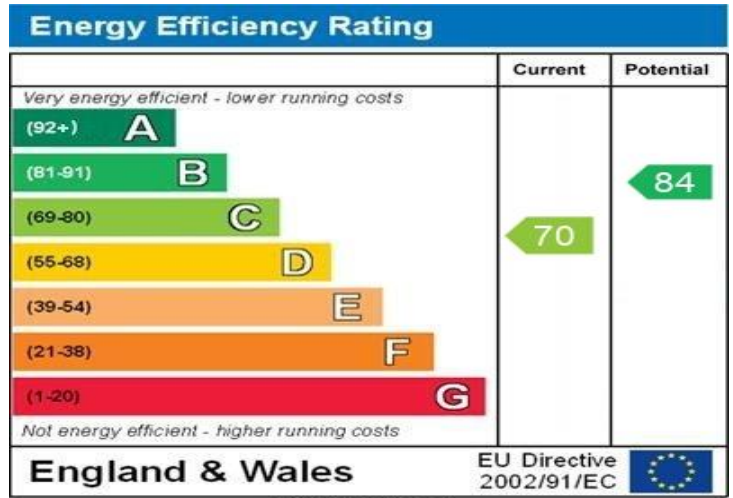
Vinyl flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, corner quadrant shower with sliding glass doors and electric shower. The bathroom is finished in a white ceramic tile to full height around the shower area and to half height around the remainder of the bathroom.

### EXTERNALLY

To the front there is well maintained lawn garden with very sunny aspect. To the rear there is a small amount of garden area but most of the garden area is taken up by a detached single garage with up and over manual door providing vehicle access from the side road.







MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.