

Galway Road
Grindon
Sunderland
SR4 8JZ



Galway Road

£119,995

INTRODUCTION

LARGER STYLE 3 BED SEMI-DETACHED - WELL PRESENTED & SPACIOUS - IMMACULATE GARDENS TO FRONT - STYLISH PAVED PATIO TO REAR/SIDE - GENEROUS KITCHEN/DINING WITH PATIO DOORS - GOOD SIZE LOUNGE - RECENTLY RENOVATED WET-ROOM STYLE BATHROOM - NO CHAIN ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing. 2 doors leading off, 1 to lounge, 1 to dining kitchen.

LOUNGE

Carpet flooring, double radiator, 2 white uPVC double-glazed windows, front and rear facing. Attractive fire surround providing a focal point for the room in a quartz style finish with matching hearth and back and built-in electric fire. This is a lovely size living room which would accommodate most arrangements of furniture.

KITCHEN/DINING ROOM

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window and white uPVC double-glazed sliding doors leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a light finish complementary laminate wood-effect work surface, white sink with bowl and a half, single drainer and Monobloc tap, space and plumbing for a washing machine, integrated electric oven with 4 ring ceramic hob, space for a mid size fridge/freezer if required. Ample space for a dining table and chairs. Walk-in built-in cupboard which provides additional storage, and which is also the location of the electric meter and fuse box. The cupboard also has a rear facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

Pleasant landing with white uPVC double-glazed windows at the top of the staircase. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1

Large double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing additional storage.

BEDROOM 3

Carpet tile flooring, radiator, rear facing white uPVC double-glazed window. Built-in cupboard housing a modern Combi boiler. This room is a good size single or small double.

BEDROOM 2

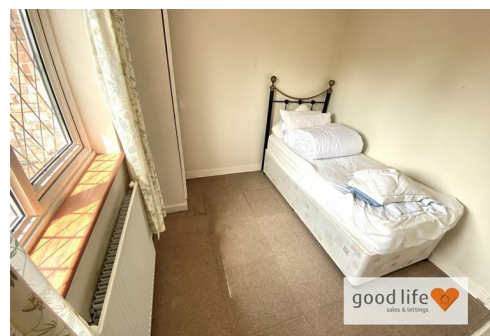
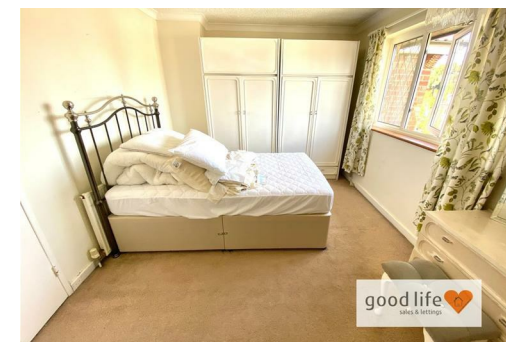
Also a good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 2 walls with matching dressing table and drawers.

SHOWER ROOM

Recently renovated into a wet room, the bathroom benefits from toilet with low level cistern, sink with single pedestal and chrome taps. Wet room style shower fed from the main Combi boiler system with shower rail and curtain. Radiator, tiled uPVC cladding to the walls. Installing a bath into the space which is currently occupied by the shower would be a relatively straight forward exercise given the bathroom has already been renovated and the hot and cold water supply is in place. Extractor fan.

EXTERNALLY



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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