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Gleneagles Road, Grindon, Sunderland

£79,950







A larger style two bedroom, two reception room semi-detached house, situated within this ever popular area of Grindon, available with no upper chain involved. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge, dining room and a kitchen whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there are gardens to the front and rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing connections to surrounding areas and major road including the A19. The property does require some general updating and modernisation but is priced to reflect this, early viewing comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Hallway



Staircase to the first floor, radiator and a door to lounge.

Lounge 11'11" x 9'10"



Single glazed window to the front, radiator and an archway into the dining room.

Dining Room 8'8" x 7'10"



Single glazed window to the rear, radiator and a door to the kitchen.

Kitchen 9'4" x 8'0"



With fitted units and work surface over incorporating a sink and drainer unit, space is provided for the inclusion of a cooker and a fridge, single glazed window to the rear, door to the rear garden and radiator.

First Floor Landing

Loft access hatch and doors to the two bedrooms and bathroom.

Bedroom 1 9'11" x 14'2"



Single glazed window to the front, radiator and built-in cupboard.

Bedroom 2 10'4" x 10'5"



Single glazed window to the rear and radiator.

Bathroom



Low level WC, wash hand basin and panel bath with electric shower over, radiator and single glazed window.

Outside



There is a small garden to the front and a garden to the rear with brick built outhouse.

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MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Fawcett Street Viewings

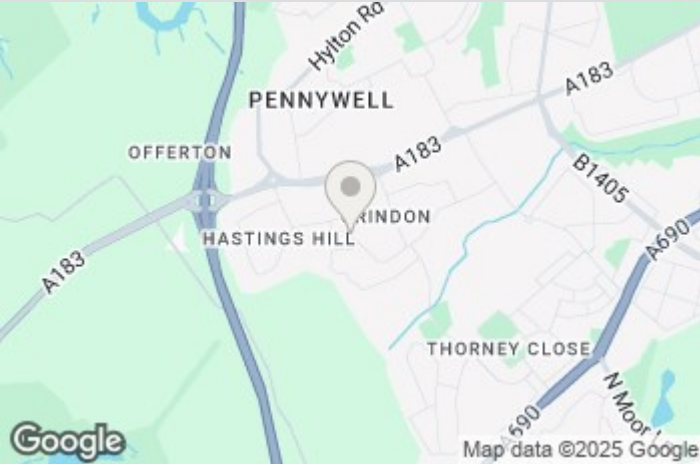
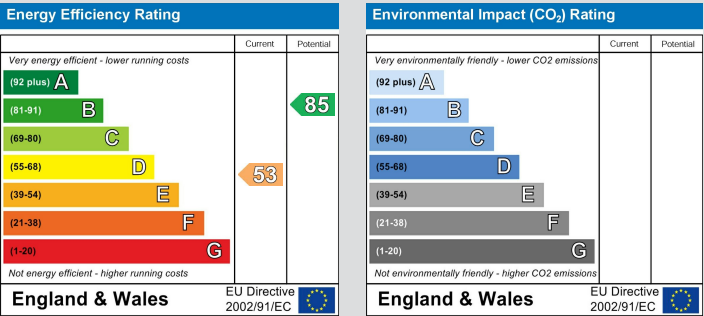
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

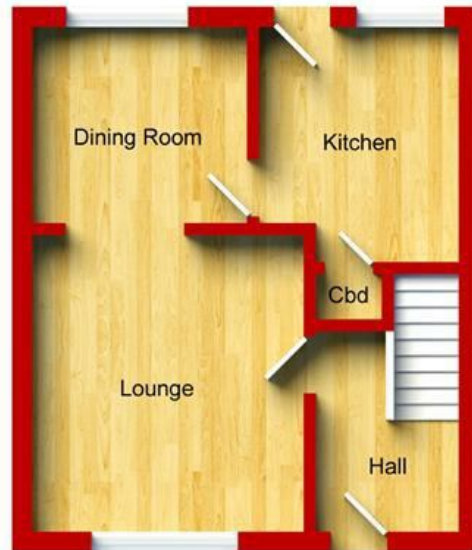
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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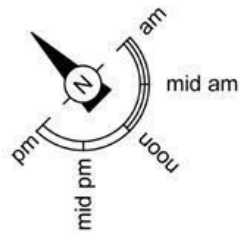
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Ground Floor
Approximate Floor Area
(32.90 sq.m)



First Floor
Approximate Floor Area
(32.90 sq.m)



274 Gleneagles Road