



Lanark Close, Grindon, Sunderland, Tyne & Wear, SR4 8RL

£310,000

HUNTERS
HERE TO GET *you* THERE

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* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * 4 BEDROOM * DETACHED * GARDEN * GARAGE * DRIVEWAY * COUNCIL TAX BAND D *EPC RATING-C*

The vendor is currently in the process of buying the FREEHOLD. This provides long-term security and peace of mind, with the legal proceedings already underway to coincide with the sale.

Presenting a well-appointed detached house, neutrally decorated throughout and offering a modern, versatile living environment well-suited for families. Situated in an enviable location with excellent public transport links, highly regarded schools, convenient local amenities, lush green spaces, and nearby parks, this property combines comfort with accessibility.



Upon entering, you are greeted by two impressive reception rooms. The first is separate and features large windows and a charming panelling effect, providing a bright and elegant setting for formal occasions. The second is open-plan, bathed in natural light from expansive windows, and provides direct access to the garden—an ideal spot for family relaxation and entertaining.

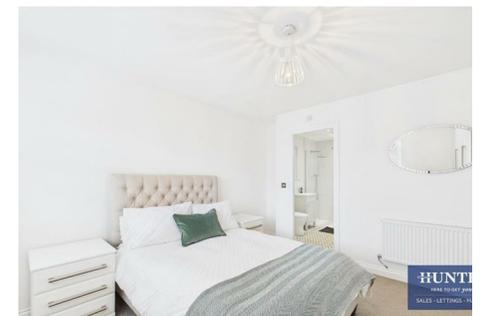
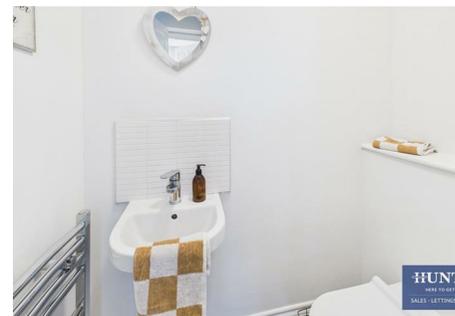
The spacious open-plan kitchen is tastefully designed, complete with abundant natural light, dedicated dining space, a breakfast area, and a stylish wine fridge, creating a delightful hub for culinary pursuits and social gatherings.



Upstairs, there are four bedrooms. The master bedroom is a spacious double with an en-suite for added privacy. A further double benefits from built-in wardrobes, while an additional double and a single room provide ample accommodation for family or guests. Two contemporary bathrooms serve the property, one with a walk-in shower and heated towel rail, the other featuring a luxurious free-standing bath.

Further benefits include a private garden, dedicated parking, and a single garage, enhancing the appeal of this remarkable family home. #

Viewing comes highly recommended !



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Hallway
11'7" x 3'5"

Kitchen
9'7" x 16'4"

Garage
16'8" x 8'9"

En-Suite
9'4" x 5'4"

Bedroom 4
11'4" x 7'6"

Living Room
11'6" x 13'5"

Hallway
3'5" x 5'2"

Landing
12'10" x 6'4"

Bedroom 2
9'7" x 13'2"

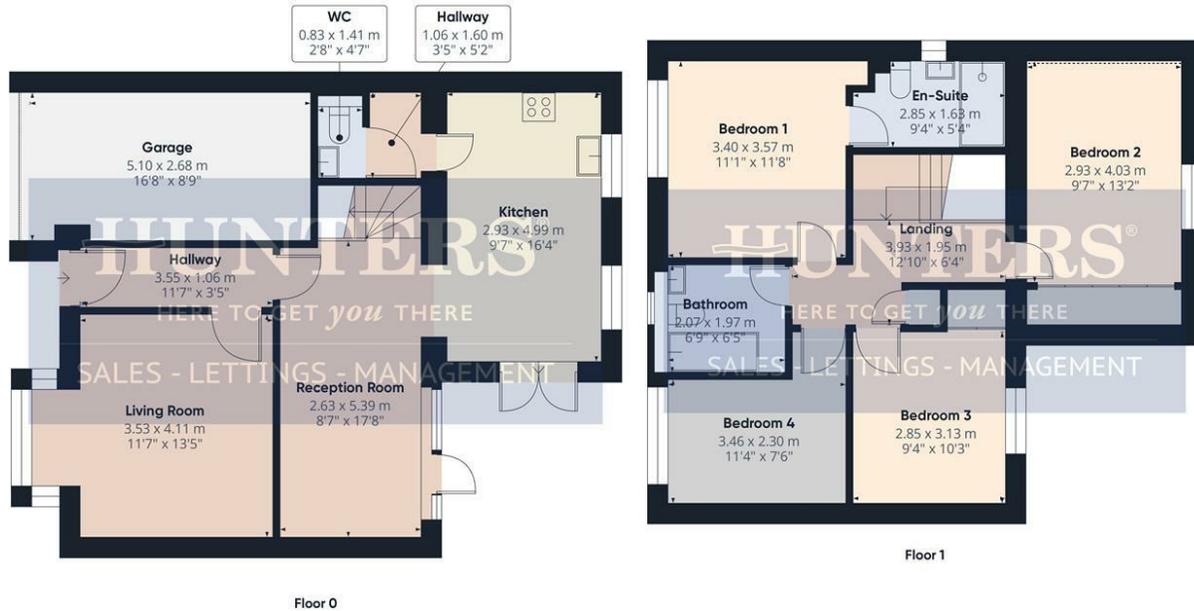
Bathroom
6'9" x 6'5"

Reception Room
8'7" x 17'8"

WC
2'8" x 3'8"

Bedroom 1
11'1" x 11'8"

Bedroom 3
9'4" x 10'3"



Approximate total area⁽¹⁾
128.2 m²
1379 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces.

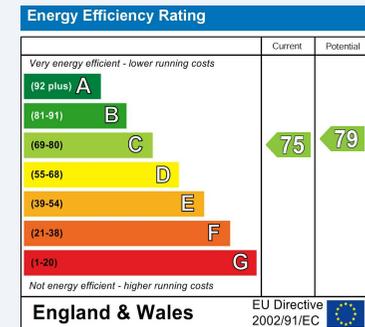
Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.

Viewings

Please contact sunderland@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.