



Gardiner Road, Grindon, SR4

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Gardiner Road, Grindon, SR4

Offers In The Region Of £105,000

* 2 BEDROOM * INVESTMENT OPPORTUNITY * TO BE SOLD WITH TENANT IN SITU * RENTED AT £695PCM * FREEHOLD * END TERRACE * COUNCIL TAX BAND A *

This two-bedroom end-terrace house in Sunderland is offered for sale with a tenant in situ, making it an excellent investment opportunity with an immediate rental income.

The accommodation comprises a bright reception room featuring large windows that fill the space with natural light, along with built-in storage for added practicality. The modern kitchen overlooks the rear garden and offers direct access outside, while useful under-stairs storage enhances the functionality of the space.

Upstairs, the master bedroom benefits from staircase access to a versatile loft room, providing valuable additional space that could be used for storage, a home office or a hobby room, subject to any necessary permissions. The first floor also includes a single bedroom and a bathroom fitted with a bath and built-in storage.

Externally, the property enjoys a private garden, offering outdoor space for relaxing and everyday enjoyment.

Situated in a well-established residential area of Sunderland, the property is conveniently located close to a range of local amenities, including shops, supermarkets and everyday services. A selection of schools can be found nearby, while local parks and green spaces provide excellent opportunities for walking, recreation and outdoor activities.

Combining a convenient location with a tenant already in place, this well-presented end-terrace house represents an attractive investment opportunity for buyers looking to expand or begin their property portfolio.

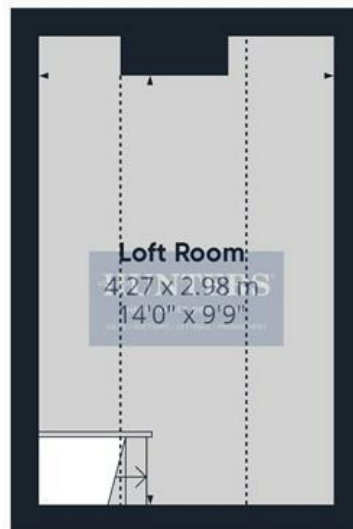
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 65.2 m²
 701 ft²

Reduced headroom
 7.1 m²
 76 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.

Hallway

4'8" x 3'10"

Living Room

10'11" x 12'6"

Kitchen

15'9" x 5'10"

Landing

4'5" x 3'1"

Bedroom 1

12'11" x 9'10"

Bedroom 2

7'7" x 8'11"


Bathroom

7'11" x 5'8"

Loft Room

14'0" x 9'9"

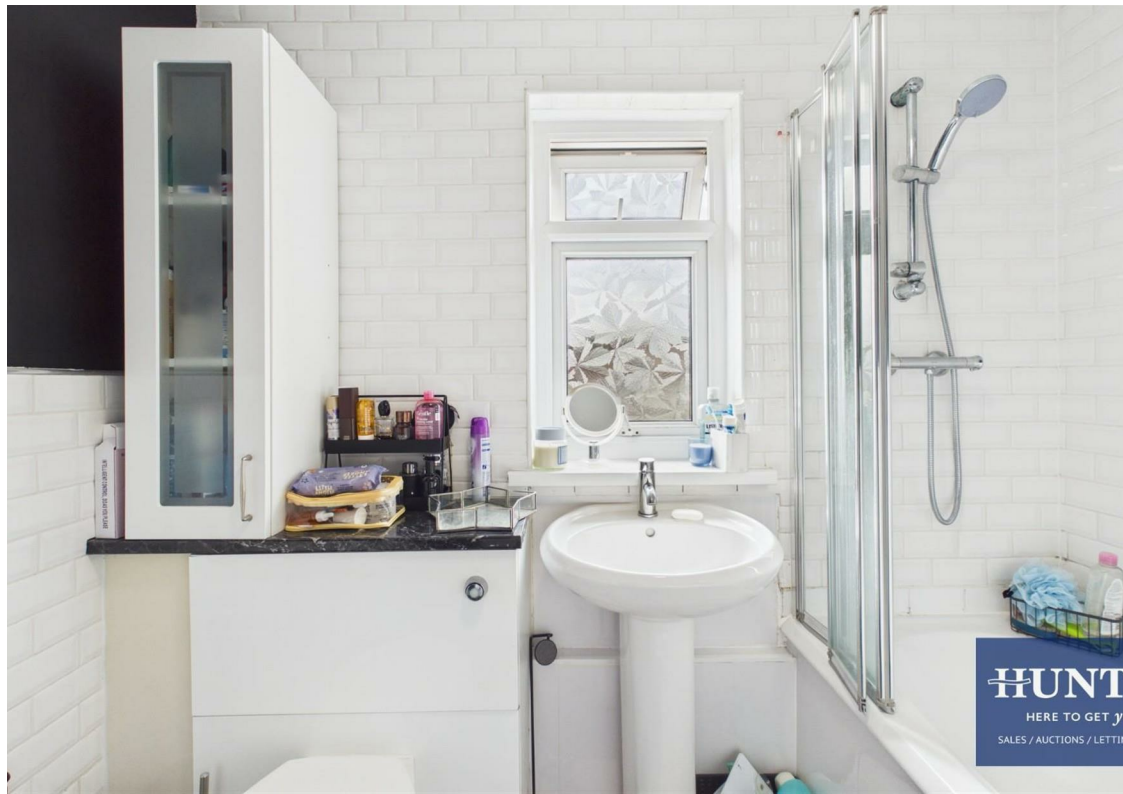
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
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(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		40	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		