

Galway Road, Grindon, Sunderland

£99,950











A superb two bedroom mid terraced home, recently refurbished throughout to provide stylish, beautifully presented accommodation, situated within this popular residential area of Grindon.

Internally, the well-appointed accommodation is accessed via an entrance lobby leading through to an attractive lounge and a fabulous modern fitted kitchen/diner, offering an ideal space for everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom/WC.

Externally, the property benefits from an attractive rear garden, whilst further features include gas central heating and double glazed windows.

Ideally positioned for a range of local amenities, shops and schools, the property also enjoys excellent transport connections to surrounding areas and major road links, including the A19.

Available with no upper chain, this delightful home is sure to appeal to a range of buyers. Early viewing is highly recommended to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Lobby



Radiator, stairs to first floor and door to lounge.

Lounge




Double glazed window to front and radiator.

Kitchen/Diner

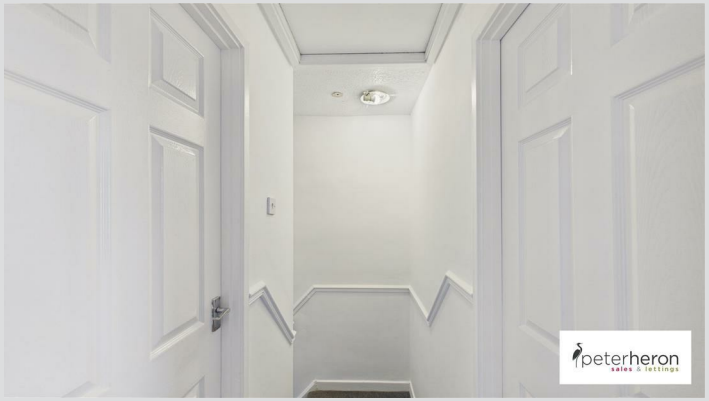





Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood.

Space for fridge freezer and washing machine. Radiator, double glazed window and UPVC French patio doors to rear.

First Floor Landing



Access point to loft.

Bedroom 1




Double glazed window to front, radiator and storage cupboard.

Bedroom 2




Double glazed window to rear and radiator.

Bathroom




Bath with shower over, low level WC and wash basin. Chrome heated towel rail and double glazed window to rear.

Outside





Lawned garden to the rear with paved seating area.

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.

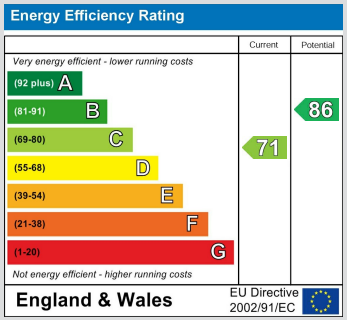
MAIN ROOMS AND DIMENSIONS

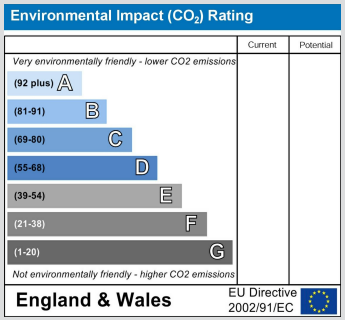
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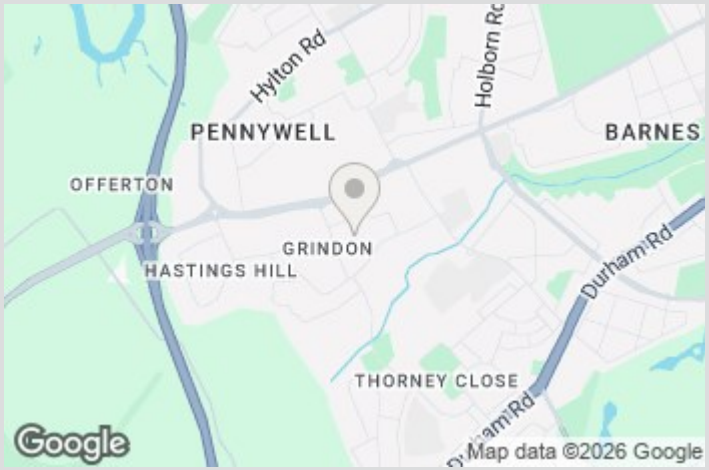
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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

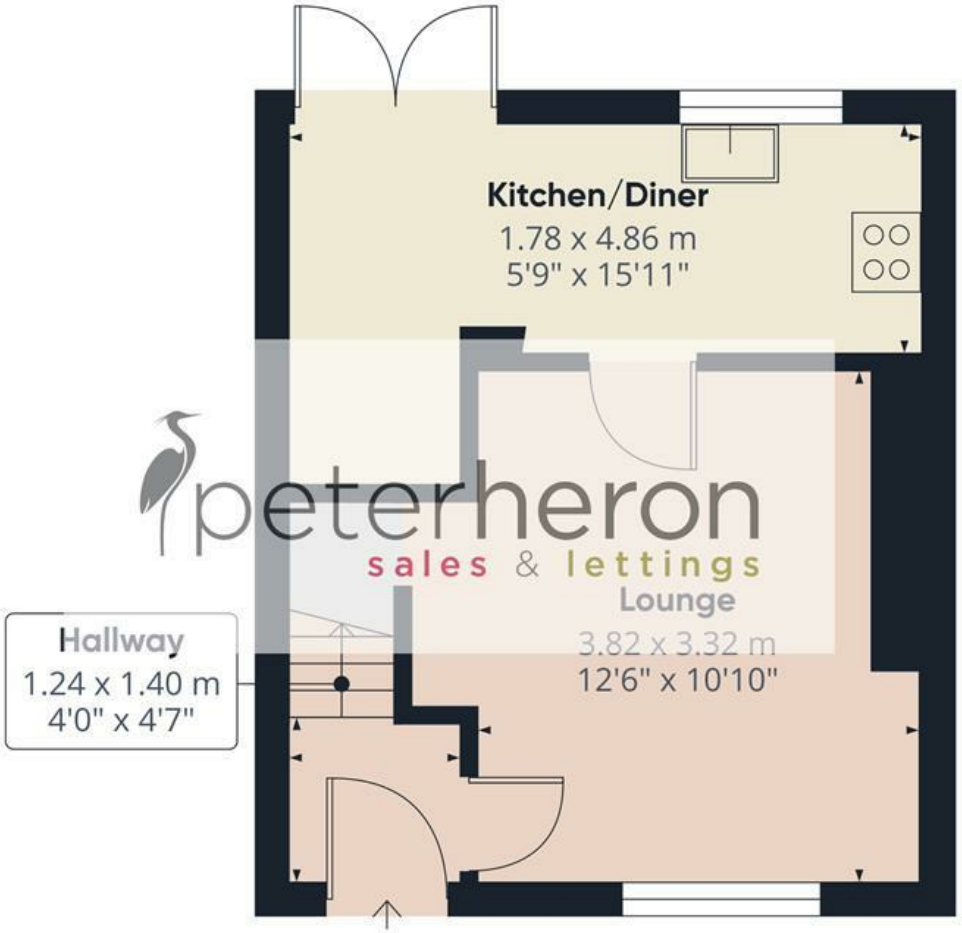
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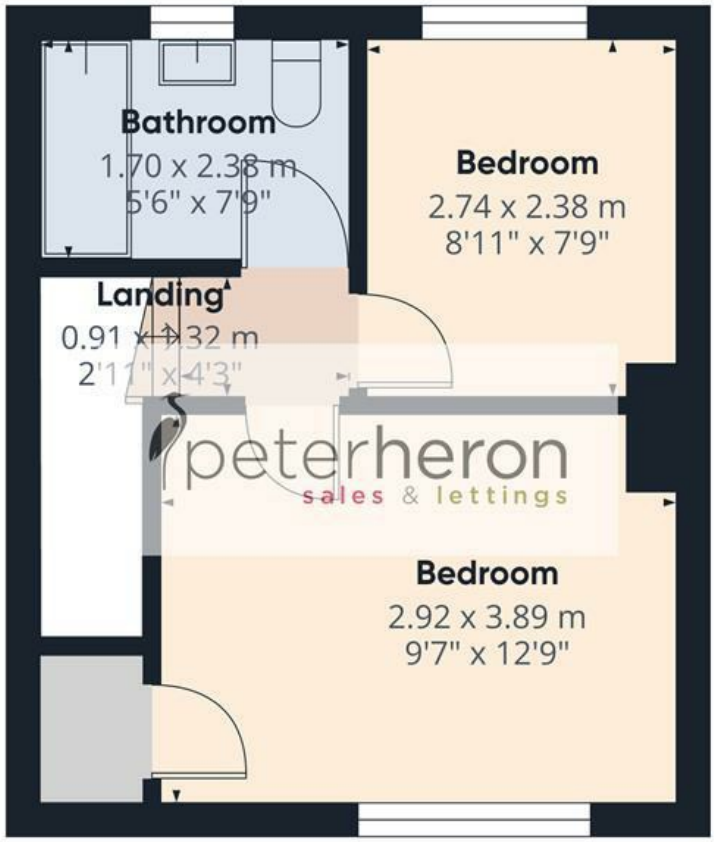




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Ground Floor



First Floor

Approximate total area(1)

50 m²

538 ft²

(1) Excluding balconies and terraces

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

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