



Goodwood Road, Grindon, Sunderland

£750 PCM







Nestled in the popular area of Grindon, available immediately on an unfurnished basis, this three-bedroom semi-detached home on Goodwood Road offers a delightful blend of comfort and modern living. The internal accommodation comprises a generous lounge, a contemporary kitchen, modern bathroom, and three first floor bedrooms.

Externally there are gardens to both the front and rear, offering a lovely outdoor space.

Situated in a popular area, close to a range of local amenities, this property is a must-see.

We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door to the lounge.

### Lounge 17'1" x 13'1"



2x double glazed windows to front, double radiator and stairs to first floor. Door to the kitchen.

### Kitchen 23'11" x 10'2"



Fitted with modern wall and base units with work surface over incorporating a single bowl stainless steel sink and drainer unit with mixer tap, integrated appliances include an

oven, electric hob and an extractor hood, space provided for the inclusion of a washing machine and fridge freezer. Double radiator, storage cupboard housing water tank and boiler. 2x double glazed windows and UPVC door to rear.

## First Floor Landing

Double glazed window and access hatch to loft. Doors leading to the three bedrooms and family bathroom.

### Bedroom 1 9'11" x 9'6"



Double glazed window to front and double radiator.

### Bedroom 2 10'0" x 8'10"



Double glazed window to front and double radiator.

### Bedroom 3 9'7" x 5'2"



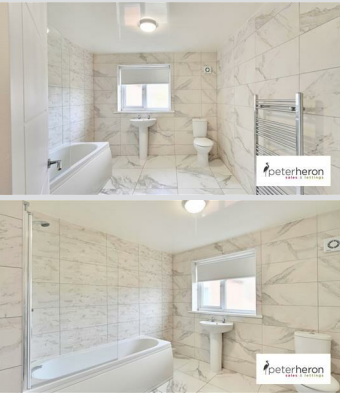
Double glazed window to front and double radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, wash hand basin and bath with overhead shower, marble effect tiled walls and floor, ladder style heated towel rail and double glazed window.

## Outside



Gardens front and rear.

## Council Tax Band

The Council Tax is Band B.

## Moving in Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Letting Viewings

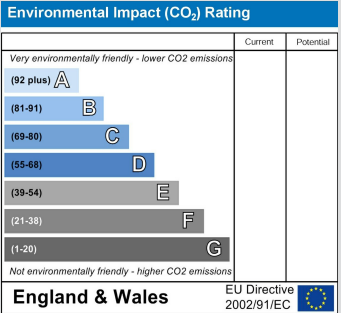
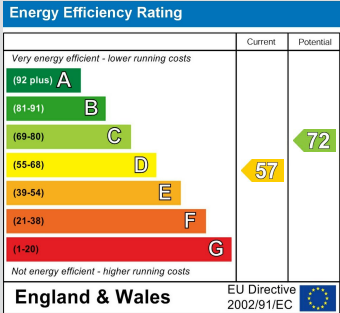
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

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