Gleneagles Road, Grindon, Sunderland

£79,950

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An extended two bedroom semi-detached house providing fantastic potential for a new owner to upgrade and modernise to their requirements, situated within this ever popular area of Grindon. Internally the accommodation on the ground floor includes an entrance lobby, lounge, dining room, a kitchen and a rear lobby whilst to the first floor there are two 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. With no upper chain involved, early viewing comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Entrance Lobby

Lounge

Double glazed bay window to front and feature fireplace.
Open plan into dining room.

Dining Room

Electric heater, timber/glazed sliding door to kitchen and sliding door to rear lobby.

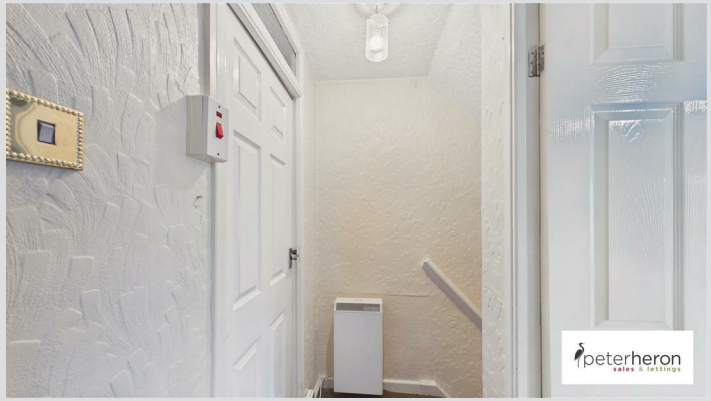
Kitchen

Wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for fridge freezer and washing machine. Double glazed window to rear.

Rear lobby

UPVC door to rear.

First Floor Landing



Electric heater and access point to loft.

Bedroom 1

Double gained window to front and storage cupboard.

Bedroom 2

Double glazed window to rear.

MAIN ROOMS AND DIMENSIONS

Bathroom

Bath, low level wc and wash basin. Window to rear.

Outside

Block-paved garden to the front and a garden to the rear.

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.

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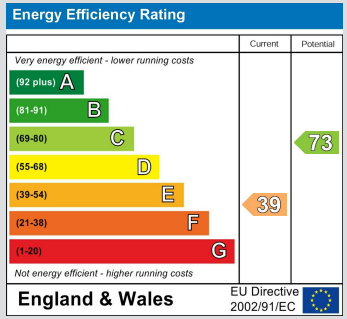
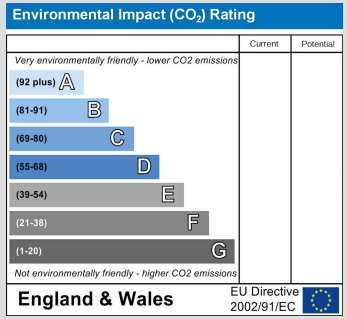
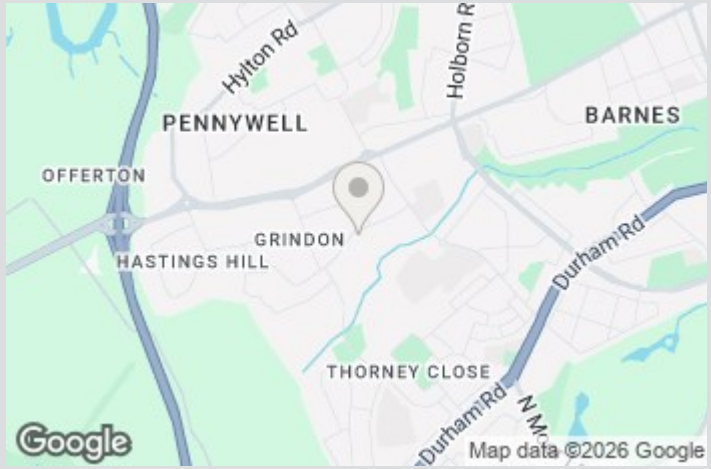
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

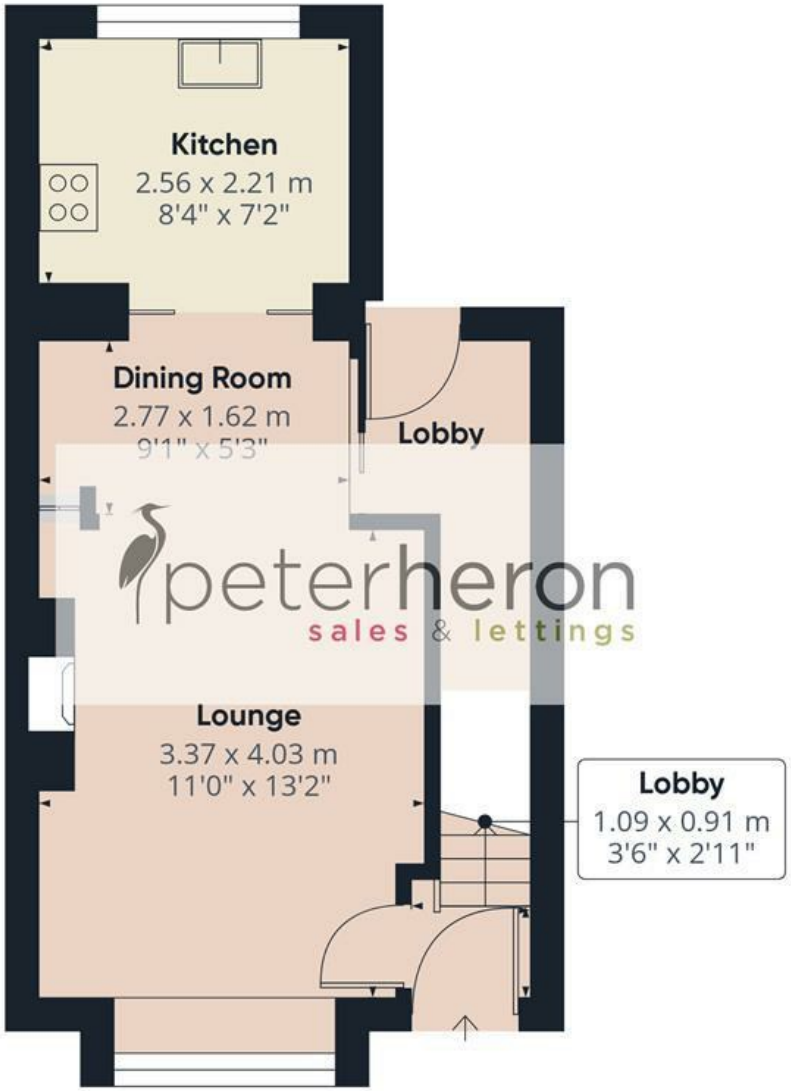
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Ground Floor

First Floor

Approximate total area(1)

48.4 m²

520 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.

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