**Galway Square**, Grindon, Sunderland

£795 PCM

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Available November 2026. A beautifully presented, larger style two double bedroom semi-detached home, occupying a pleasant cul-de-sac position within this popular area of Grindon. Internally the stylish accommodation includes a spacious lounge that opens through to an impressive, contemporary kitchen / diner, fitted with an excellent range of units and integrated appliances. On the first floor there are two well-proportioned double bedrooms, both with fitted wardrobes and there is a modern bathroom/wc. Benefits of the property include double glazed windows, gas central heating to radiators, block-paved area to the front and an attractive garden to the rear. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent connections to surrounding areas and major road including the A19.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via double glazed entrance door into the lounge.

**Lounge 12'7" x 11'11"**
This spacious room has a double glazed window to the front, two radiators and a recess area with staircase to the first floor, the room opens through into the kitchen diner.

**Kitchen/Diner 17'2" x 7'11"**
Impressive range of contemporary wall and base units with work surface over incorporating a breakfast bar and a sink and drainer unit, integrated appliances include and electric oven, electric hob, microwave, fridge and freezer, space has been provided for the inclusion of a washing machine, two double glazed windows to the rear, a door to the rear garden and a radiator.

**First Floor Landing**
Double glazed window to the side and doors to the two bedrooms and bathroom.

**Bedroom 1 14'1" x 10'0" max inc robes**
Double glazed window to the front, radiator, fitted sliding door wardrobes and a built in cupboard.

**Bedroom 2 10'2" x 10'7" max inc fitted robes**
Double glazed window to the rear, radiator and fitted sliding door wardrobes.

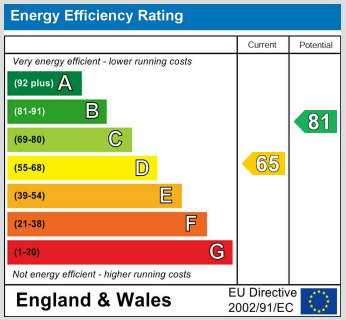
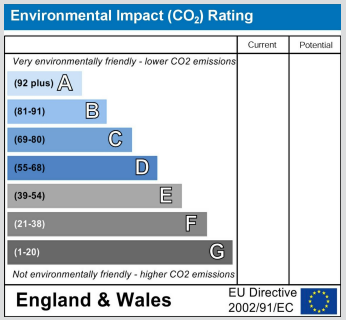
**Bathroom**
Modern suite with low level WC, wash hand basin and panel bath with an electric shower over, there is a ladder style radiator and double glazed window.

**Outside**
There is a block paved area to the front, and an attractive garden to the rear with artificial grass, deckled area and a hot tub.

**Council Tax Band**
The Council Tax Band is Band A

**Lettings Viewing Appointment**
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.

**Lettings Important Info.**
We endeavour 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.

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

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