

Gillingham Road
Grindon
Sunderland
SR4 8LB



good life 
sales & lettings

Gillingham Road

£101,995

INTRODUCTION

GORGEOUS 2 BED SEMI-DETACHED HOME WITH LARGE REAR CONSERVATORY & GENEROUS GARDEN PLOT - MODERN KITCHEN & BATHROOM & READY TO MOVE INTO

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, single radiator, carpeted stairs to first floor landing, partially-glazed door leading to lounge.

LOUNGE

Measurements taken at widest points.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, partially-glazed door leading into entrance hall. Decorative fire surround with built-in electric fire, partially-glazed door leading off to kitchen.

KITCHEN

Measurements taken at widest points but do not include recess which the fridge/freezer sits.

Vinyl wood-effect flooring, single radiator, modern fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate work surfaces. Circular stainless steel sink with matching drainer and matching Monobloc tap. Side facing uPVC window, space and plumbing for a washing machine, space and plumbing for a half dishwasher, integrated electric oven, 4 ring gas hob. Double uPVC doors leading out to conservatory.

CONSERVATORY

Measurements are approx.

Ceramic tile flooring, white uPVC double-glazed window, opaque polycarbonate roof, white uPVC double-glazed patio doors leading out to rear patio and garden.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

Vinyl wood-effect flooring, single radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising: toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps with shower head attachment. The walls are finished in a stylish white ceramic tile with metallic pattern ceramic tile features.

BEDROOM 2

Laminate wood-effect flooring, single radiator, rear facing white uPVC double-glazed window. This is a double bedroom or very large single.

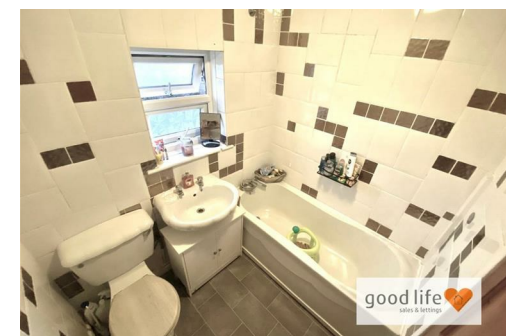
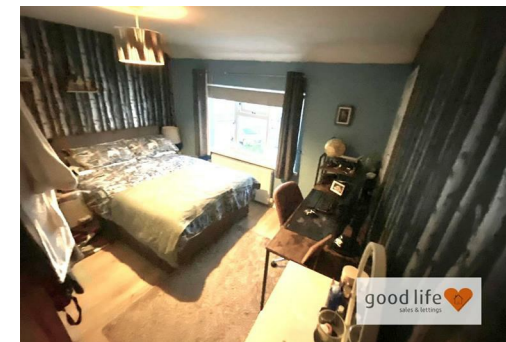
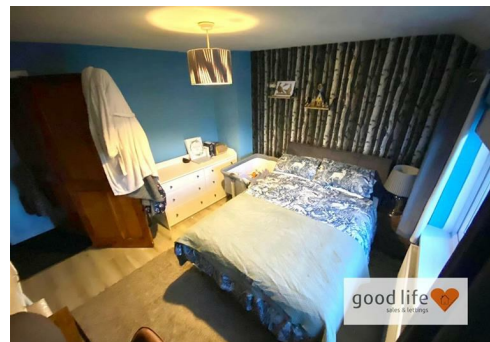
BEDROOM 1

Laminate wood-effect flooring, single radiator, front facing white uPVC double-glazed window. This is a very large double bedroom. Built-in cupboard providing additional storage.

EXTERNALLY

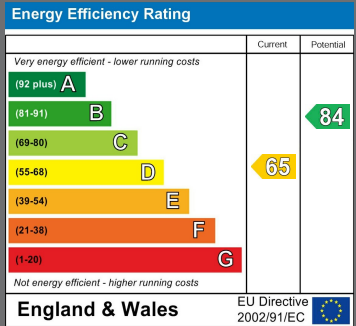
To the front there is a pedestrian gate with low maintenance front garden mainly laid to gravel with side gate leading to the side and rear.

The property benefits from a generous rear garden plot which is south facing which means it benefits from sunshine for the majority of the day, weather permitting. Area which is mainly grassed, patio area and garden pond. Perimeter fencing to 3 sides providing a degree of privacy. The garden offers good scope with potential.



Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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