

Galashiels Road
Grindon
Sunderland
SR4 8JL



Galashiels Road

£75,000

INTRODUCTION

2 BEDROOM SEMI-DETACHED HOUSE - REQUIRES SOME GENERAL UPDATING - VERY POPULAR AREA - WOULD SUIT FIRST TIME BUYERS - PRICED TO REFLECT CONDITION - CURRENT VALUE WHEN MODERNISED AROUND £95,000 - NO CHAIN ...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Tile flooring, white uPVC double-glazed window, white uPVC double-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, partially-glazed door leading to the lounge.

LOUNGE

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant forward views, under stairs cupboard providing some storage which is also the location of the gas meter. Fire surround on a quartz hearth and back with electric fire. Partially-glazed door leading to the kitchen.

KITCHEN

Measurements taken at widest points.

Laminate tile effect flooring, radiator, combi boiler, white uPVC double-glazed window facing over the rear garden and white uPVC double-glazed door leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a white finish and complementary laminate work surface, stainless steel sink with bowl and a half, single drainer and Monobloc tap, integrated electric oven, 4 ring ceramic hob and extractor hood.

FIRST FLOOR LANDING

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

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window, fitted wardrobes. This is a double bedroom.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes.

BATHROOM

Laminate tile effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps and electric shower. The walls are completely finished in a ceramic tile with decorative border, radiator.

EXTERNALLY

Ample on street parking with pleasant greenery to the front of the property. Shared pathway providing access to the front garden and entrance porch.

The rear garden has a paved patio, area of lawn, gate to the side providing access to the front and well maintained hedging to the rear providing a degree of privacy. The rear garden enjoys a sunny aspect at various times of the day.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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