

Gleneagles Road  
Grindon  
Sunderland  
SR4 8JE



# Gleneagles Road

£119,995

## INTRODUCTION

3 BED MID LINK HOME - SPACIOUS & VERY WELL PRESENTED - HAS GAS & ELECTRICAL CERTS - NO CHAIN - VERY POPULAR AREA FOR BUYERS & TENANTS - READY TO GO BTL OR FAMILY/FTB ...

## ENTRANCE HALL

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

## LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Feature fire surround with quartz hearth and back and built-in stone effect gas fire which has been capped off, wall mounted thermostat for the central heating system. Under stairs cupboard, door leading off to dining kitchen.

## DINING KITCHEN

Modern white high gloss fitted kitchen with a range of wall and floor units, breakfast bar style work laminate work top. Integrated electric oven, 4 ring gas hob and integrated extractor, stainless steel sink with single bowl, single drainer and Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer. Large double radiator, white uPVC double-glazed window overlooking the rear garden, white uPVC double-glazed white uPVC double-glazed door providing direct access, built in cupboard housing a gas combi boiler which benefits from a gas safety certificate and also houses a modern consumer unit which was installed 2/3/2026 and benefits from a 5 year electrical certificate dating from this date. Space for table and chairs.

## FIRST FLOOR LANDING

Loft hatch, 5 doors leading off, 1 WC, 1 to bathroom and 3 to bedrooms.

## BEDROOM 1

Good size double bedroom.

Carpet flooring, radiator, 2 front facing white uPVC double-glazed windows. Built in cupboard providing storage space.

## BEDROOM 2

Also a double bedroom.

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

## BEDROOM 3

Good size single bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboards providing storage and hanging space.

## W C

Laminate tile effect flooring, toilet with low level cistern, rear facing white uPVC double-glazed window.

## BATHROOM

Laminate tile effect flooring, radiator, sink with single chrome taps, bath with panel and chrome taps, separate shower fed from the main combi boiler system with folding glass shower screen, rear facing white uPVC double-glazed window with privacy glass. The walls are finished in a ceramic tile around the bath area.

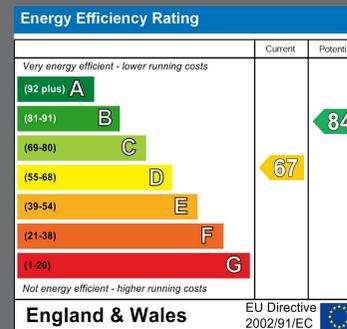
## EXTERNALLY

Ample on street parking to the front, low maintenance front garden with gravel chippings.



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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