Galashiels Road

Grindon

Sunderland

SR4 8JP









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Galashiels Road

£114,995

INTRODUCTION
An impressive extended two-bedroom semi-detached home featuring a stylish open-plan ground floor rarely found within this price range. The attractive accommodation combines a light lounge with contemporary media wall and a spacious designer-style dining kitchen opening directly onto the sunny rear garden. Both bedrooms can accommodate double beds, while a modern bathroom and well-maintained gardens complete this appealing home.

LOUNGE
A lovely light reception room with wood-effect vinyl flooring, large double radiator and white UPVC double-glazed bow window overlooking the front garden. An impressive contemporary media wall incorporates fitted shelving and cupboards on either side of the chimney breast, a plasma-style fire and provision for a wall-mounted television. The room is open-plan to the extended dining kitchen.

EXTENDED DINING KITCHEN
An impressive open-plan space flowing naturally from the lounge, with continuation of the wood-effect vinyl flooring and a large double radiator. A white UPVC double-glazed window overlooks the rear garden, while UPVC double-glazed patio doors provide attractive garden views and direct access to the rear patio. The contemporary designer-style kitchen comprises a range of wall and floor cabinets with contrasting wood-effect laminate work surfaces. Appliances include an integrated electric oven, four-ring gas hob, extractor, fridge freezer and washing machine. A resin-style bowl-and-a-half sink with single drainer and Monobloc tap completes the kitchen.

FIRST FLOOR LANDING
Reached by a carpeted staircase from the entrance hall, with loft access and doors leading to two bedrooms and the bathroom.

BEDROOM 1
A double bedroom with carpet flooring, large double radiator and white UPVC double-glazed window overlooking the front. Built-in cupboard providing useful storage.

BEDROOM 2
A second bedroom capable of accommodating a double bed, featuring carpet flooring, double radiator and white UPVC double-glazed window overlooking the rear.

BATHROOM
Finished with porcelain tiled flooring, tile-effect UPVC wall cladding and a chrome ladder-style radiator. The white suite comprises a toilet with concealed cistern and push-button flush, fitted washbasin with chrome tap and cupboard storage, and a panelled bath with chrome taps. A mains-fed shower includes a fixed overhead fitting and separate handheld shower, complemented by a glass shower screen. White UPVC double-glazed window with privacy glass overlooks the rear.

EXTERNALLY
The property benefits from a well-maintained front garden with established borders and a pathway leading to a GRP double-glazed entrance door.

The enclosed rear garden comprises a paved patio, well-maintained lawn and perimeter fencing, all enjoying a sunny aspect.





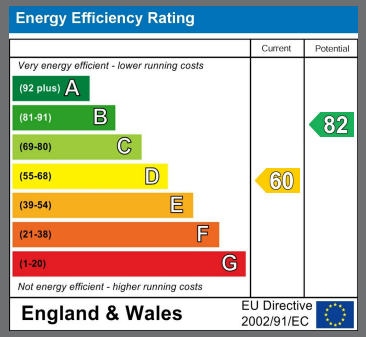






Local Authority
Sunderland

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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