

Gleneagles Road  
Grindon  
Sunderland  
SR4 8JF



good life  
sales & lettings



# Gleneagles Road

£110,000

## INTRODUCTION

EXTENDED 2 DOUBLE BED SEMI-DETACHED - LARGER THAN STANDARD LAYOUT - EXTENDED KITCHEN TO REAR - 2 DOUBLE BEDROOMS - MODERN KITCHEN & BATHROOM - WELL PRESENTED THROUGHOUT - READY TO MOVE INTO NO CHAIN - IS ALSO RENTAL COMPLIANT - FTB & BUY TO LET POTENTIAL ...

## ENTRANCE PORCH

White uPVC double-glazed door leading into, white uPVC double-glazed windows, vinyl flooring, double-glazed door leading into entrance hall.

## ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, door leading off to lounge.

## LOUNGE

Very large extended lounge which incorporates where the kitchen would have originally been. Carpet flooring, radiator, front facing white uPVC double-glazed bow window. White uPVC double-glazed window to the rear of the room with additional large double radiator, understairs cupboard providing some storage. Door leading off to extended kitchen.

## KITCHEN

Lovely additional space with vinyl tile effect flooring, white upVC double-glazed patio doors leading out to rear patio with views of the garden. Fitted kitchen with a range of wall and floor units in a white high gloss finish with integrated fridge, space and plumbing for washing machine, breakfast bar underneath which sits radiator, integrated freezer, integrated electric oven with 4 ring ceramic hob and integrated extractor.

## FIRST FLOOR LANDING

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

## BATHROOM

Renovated with tiled flooring and walls, radiator, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, glass shower screen over, chrome taps and separate electric shower. Rear facing white upVC double-glazed window with privacy glass. Extractor fan.

## BEDROOM 2

Carpet flooring, radiator, rear facing white upVC double-glazed widow. This is a small double bedroom.

## BEDROOM 1

Carpet flooring, radiator, front facing white upVC double-glazed window. This is a good size double bedroom. Built in cupboard houses the combi boiler which was replaced within the last few years and has benefited from an annual gas certificate and service.

## EXTERNALLY

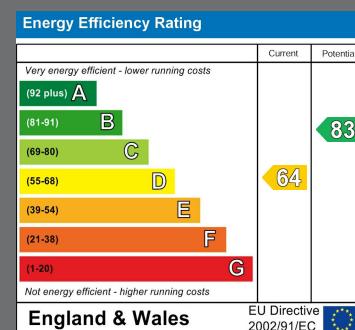
Ample on street parking to the front, well maintained front garden leading to entrance porch.

The garden has a sunny aspect, raised patio immediately adjacent to the rear of the property with steps leading down to a garden to laid to grass, access down the side of the property to the front.



**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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