

MICHAEL HODGSON

estate agents & chartered surveyors



GRINDON LANE, SUNDERLAND
£159,950

This well presented 3 bed semi detached house is situated on Grindon Lane and will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property offers a much sought after location offering convenient access to the A19, shops, Chester Road and Durham Road, schools and amenities as we as excellent transport links. Internally the living accommodation briefly comprising of: Entrance Porch, Living Room, Dining Room, Kitchen, Utility and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front garden and driveway leading to the house and garage and to the rear is a garden with multileveled garden, patio area with pergola and an artificial grass lawn. Viewing is highly recommended.

- Semi Detached House
- 3 Bedrooms
- Living Room
- Kitchen / Breakfast Room
- Garage & Utility
- Viewing Advised
- Lovely Property
- EPC Rating: C









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Entrance Hall
Double glazed window, leading to the living room.

Living Room
21'4" x 9'10"
The living room has a double glazed window, double radiator, stairs to the first floor, Multi fuel stove sat on a brick hearth.

Dining Room
8'7" x 9'6"
Double glazed window, radiator.

Kitchen / Breakfast Room
10'4" x 12'3"
The kitchen has a range of floor and wall units, electric hob, electric oven, double glazed window, cupboard with wall mounted gas central heating boiler, radiator.

Utility
8'0" x 6'8"
Floor and wall units, plumbed for washer and dryer, stainless steel sink and drainer with mixer tap, double glazed window, door to the rear garden, radiator, access to the garage.

First Floor
Landing, double glazed window.

Bathroom
Suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, two double glazed windows, radiator, bath with electric shower over

Bedroom 1
9'6" x 13'3"
Rear facing, double glazed window, radiator, storage cupboard.

Bedroom 2
10'3" x 11'0"
Front facing, double glazed window, radiator, storage cupboard.

Bedroom 3
10'10" x 7'10"
Front facing, double glazed window, radiator.

Externally
Externally there is a front garden and driveway leading to the house and garage and to the rear is a garden with multileveled garden, patio area with pergola and an artificial grass lawn.

Garage
Attached garage accessed via an electric roller shutter.

Solar Panels
There are solar panels to the front elevation roof covering that are held under a separate lease agreement. Details upon request.

COUNCIL TAX
The Council Tax Band is Band A.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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