



Glenleigh Drive, Grindon, Sunderland, SR4

HUNTERS[®]
HERE TO GET *you* THERE

Glenleigh Drive, Grindon, Sunderland, SR4

£189,950

* 2 BEDROOM * SEMI DETACHED * LEASEHOLD * DRIVEWAY * GARAGE * GARDEN * LARGE KITCHEN * COUNCIL TAX BAND B *

This immaculate two-bedroom semi-detached house is offered for sale on Glenleigh Drive, Sunderland. The property offers well-proportioned accommodation including two reception rooms, a large open-plan kitchen, contemporary bathroom, separate WC and a private rear garden.

To the front, a block-paved driveway and garage provide off-street parking. Inside, the living room features a gas fire, large windows allowing plenty of natural light and a modern vertical radiator. The separate dining room is generously proportioned and provides access to the kitchen and stairs leading to the first floor.

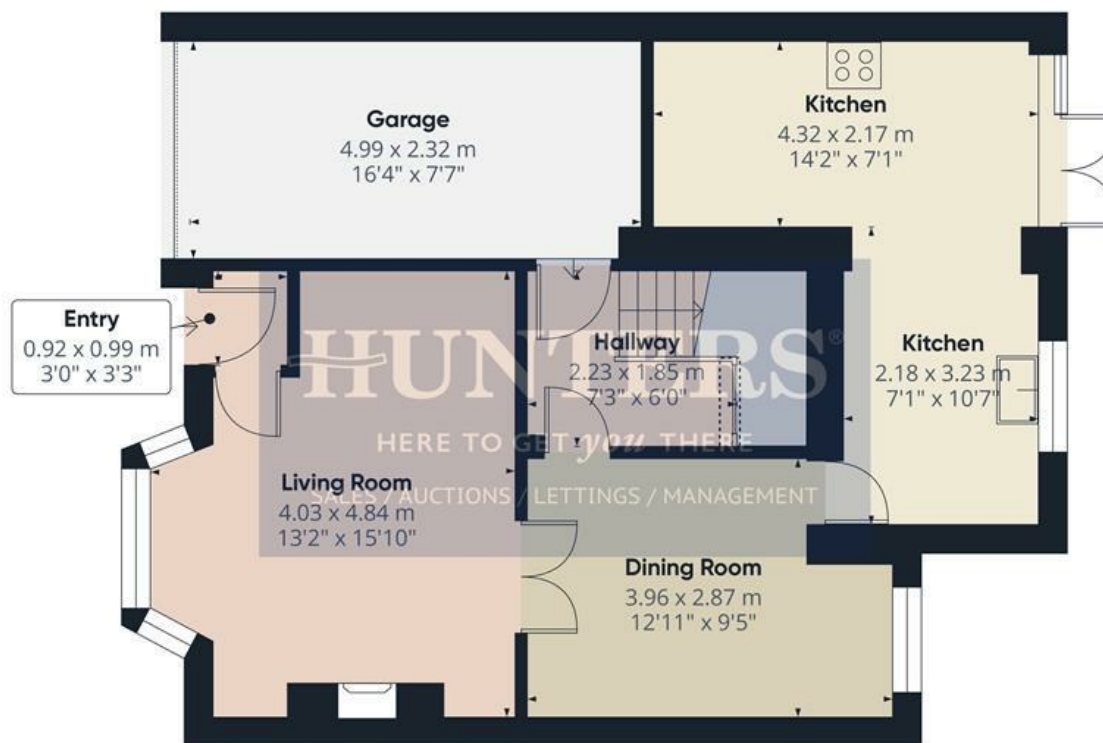
The open-plan kitchen is a particular highlight, with a modern tiled floor, integrated dishwasher and washing machine, range cooker with gas hob, ample storage and vertical radiators. There is direct access to the rear garden, which features a lawn and paved seating area and is not overlooked.

Upstairs, the spacious main bedroom benefits from mirrored built-in wardrobes, while the second bedroom is a comfortable double. The contemporary bathroom is fitted with a shower cubicle, heated towel rail and tiled walls, with a separate WC completing the first-floor accommodation.

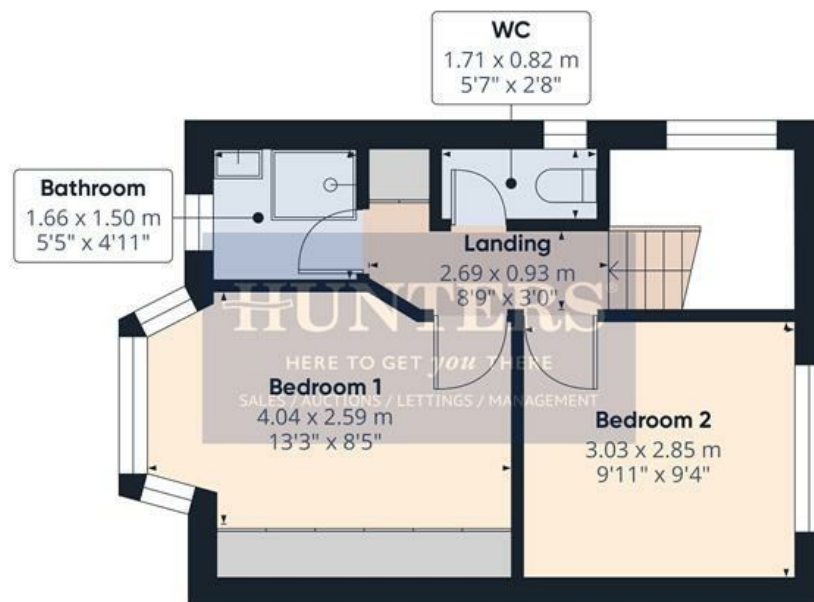
The property is conveniently located for local shops and schools, while Sunderland city centre is a short drive away, offering a wider range of amenities, restaurants and leisure facilities. The A19 also provides access towards Newcastle, Durham and other regional destinations.

Early viewings are highly recommended to appreciate the quality, space and presentation this immaculate home has to offer.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788
sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1

Approximate total area⁽¹⁾

88.3 m²

951 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Entry
3'0" x 2'11"

Living Room
13'2"x.15'10"

Dining Room
12'11" x 9'4"

Kitchen
7'1" x 10'7"

Kitchen
14'2" x 7'1"

Hallway
7'3" x 6'0"

Landing
8'9" x 3'0"

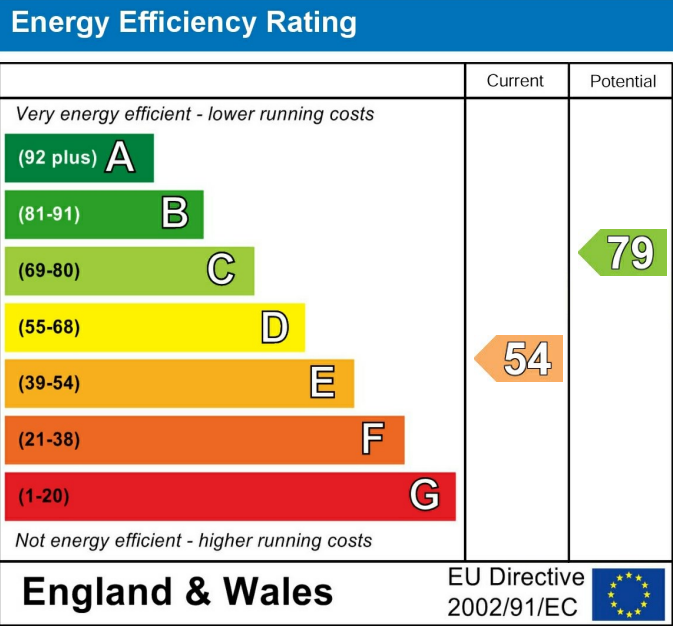
Bedroom 1
13'3" x 8'5"

Bedroom 2
9'11" x 9'4"

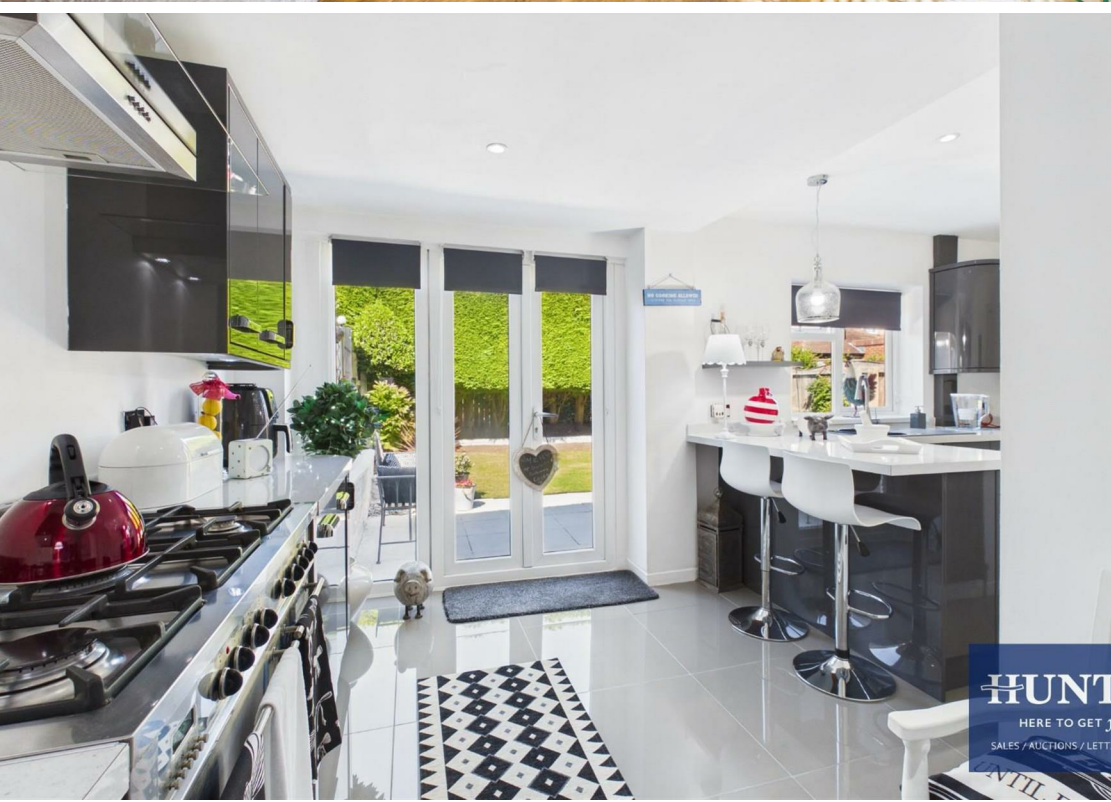
Bathroom
5'5" x 4'11"

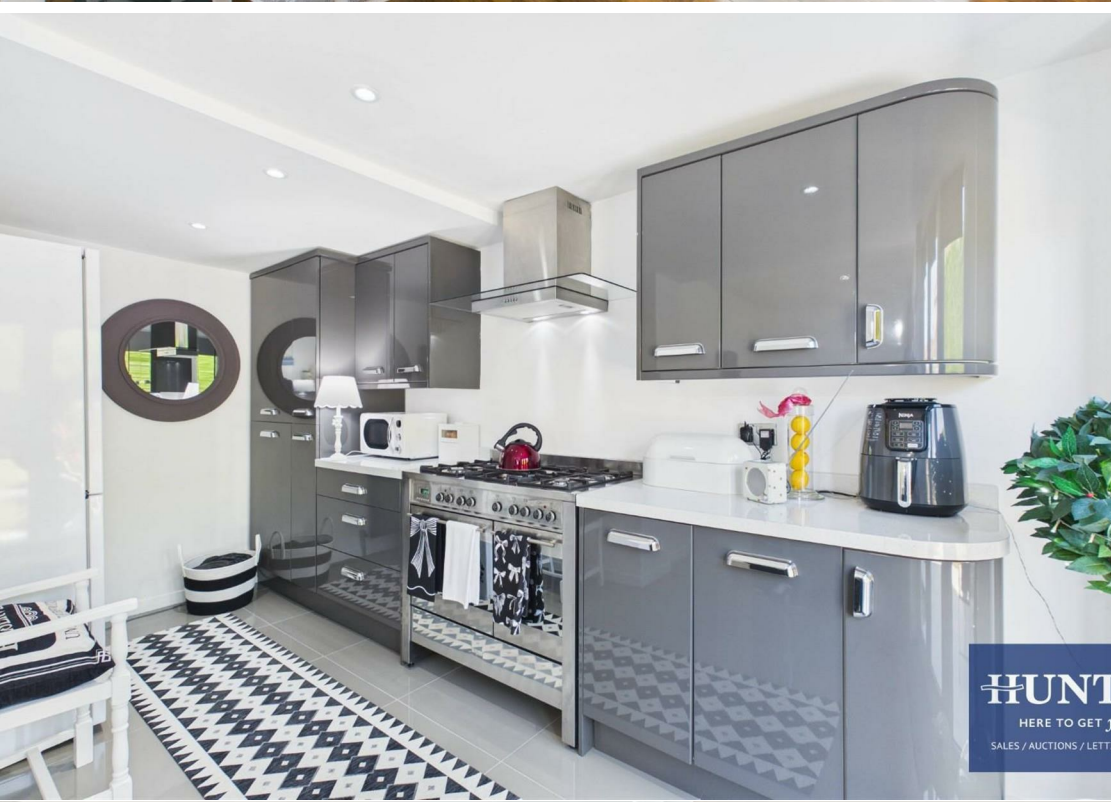
WC
5'7" x 2'8"

Garage
16'4" x 7'7"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN



HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN



HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN



HUNT
HERE TO GET y
SALES / AUCTIONS / LETTIN



HUNT

HERE TO GET YOU

SALES / AUCTIONS / LETTINGS