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Guernsey Road, Grindon, Sunderland, SR4

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Asking Price £120,000

PLEASE VIEW VIRTUAL TOUR & FLOORPLAN * TWO BEDROOM SEMI * MODERNISED * GARDEN * DRIVEWAY * COUNCIL TAX BAND - A * EPC RATING - C *

* PLEASE NOTE A 28 DAY EXCHANGE IS REQUIRED *

We are pleased to present to the market this well presented, semi-detached house for sale. This delightful property comprises two bedrooms, one bathroom, a kitchen, and a reception room.

The interior is tastefully decorated in a neutral colour palette, providing a blank canvas for the new owners to make their own. The kitchen is fully fitted and equipped for modern living, offering everything needed for family meals or hosting guests. The reception room is a versatile space that can be adapted to suit various living scenarios, be it a cosy family area or a more formal setting for entertaining.

The two bedrooms are of good size, making this property ideal for small families or investors looking for a profitable rental opportunity. The bathroom features a heated towel rail, and benefits from shower mixer taps, adding a touch of luxury and convenience to the everyday routine.

One of the unique features of this property is the garden, providing a private outdoor space perfect for relaxation, entertaining, or for children to play.

Located in a neighbourhood with excellent public transport links, this property is in close proximity to local schools, amenities, walking routes, and cycling routes. It is ideally situated for those who value a balance between city living and recreational activities.

This property is ideal for first-time buyers looking to step onto the property ladder, investors seeking a valuable addition to their portfolio, or families searching for a comfortable and conveniently located home.

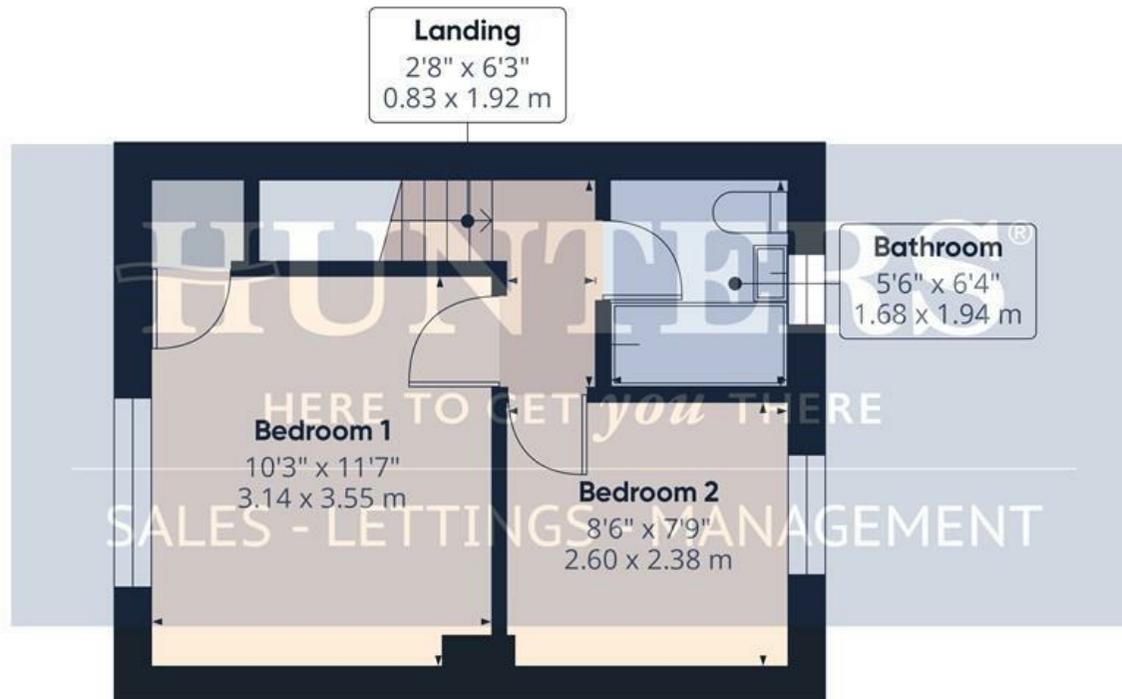
Overall, this semi-detached house combines a prime location with a stylish, comfortable interior, making it a fantastic purchase opportunity.

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⁾541 ft²50.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Hallway

2'7" x 3'6"

Living Room

13'2" x 11'2"

Kitchen

10'0" x 14'4"

Landing

2'8" x 6'3"

Bedroom

10'3" x 11'7"

Bedroom

8'6" x 7'9"

Bathroom

5'6" x 6'4"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



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