



Gillingham Road, Grindon, Sunderland, SR4

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Gillingham Road, Grindon, Sunderland, SR4

Offers In The Region Of £140,000

* 3 BEDROOM * END TERRACE * FREEHOLD * LARGE REAR GARDEN * CORNER PLOT * COUNCIL TAX BAND A *

For sale – a well-presented and tastefully decorated three-bedroom end-of-terrace house on Gillingham Road in the popular Grindon area of Sunderland, occupying a generous corner plot with attractive front and extensive rear gardens.

The ground floor offers a comfortable living room featuring a large bay window, creating a bright and welcoming main reception space. Solid wood doors, along with glazed doors, help to maximise natural light throughout the ground floor. To the rear, the spacious modern kitchen/dining room enjoys views over the large garden and provides direct access to the patio. The kitchen is fitted with contemporary units and a ceramic sink, with ample space for a family dining table.

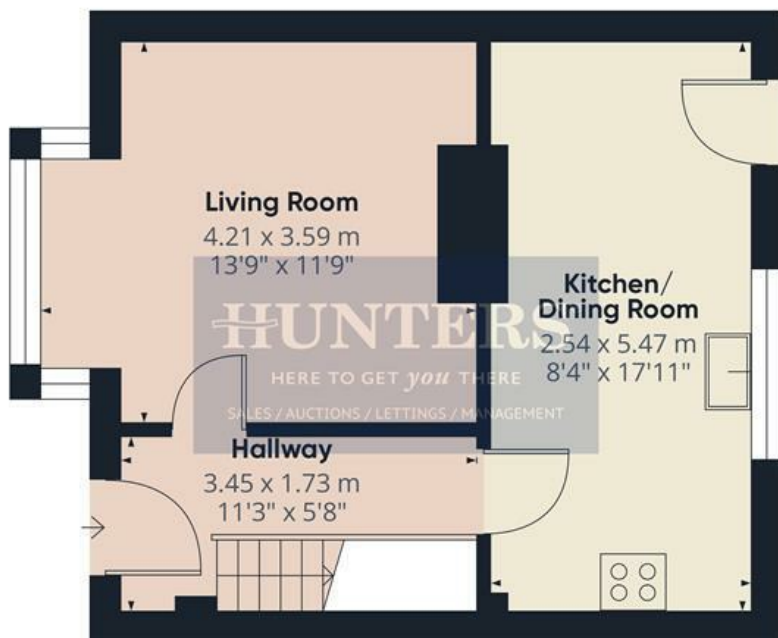
Upstairs, the generous master bedroom benefits from built-in wardrobes, with two further well-sized bedrooms. The contemporary family bathroom is fitted with a bath and overhead shower, together with a heated towel rail.

Externally, the property benefits from a substantial rear garden, mainly laid to lawn, with a patio area ideal for outdoor seating and raised garden beds providing scope for planting.

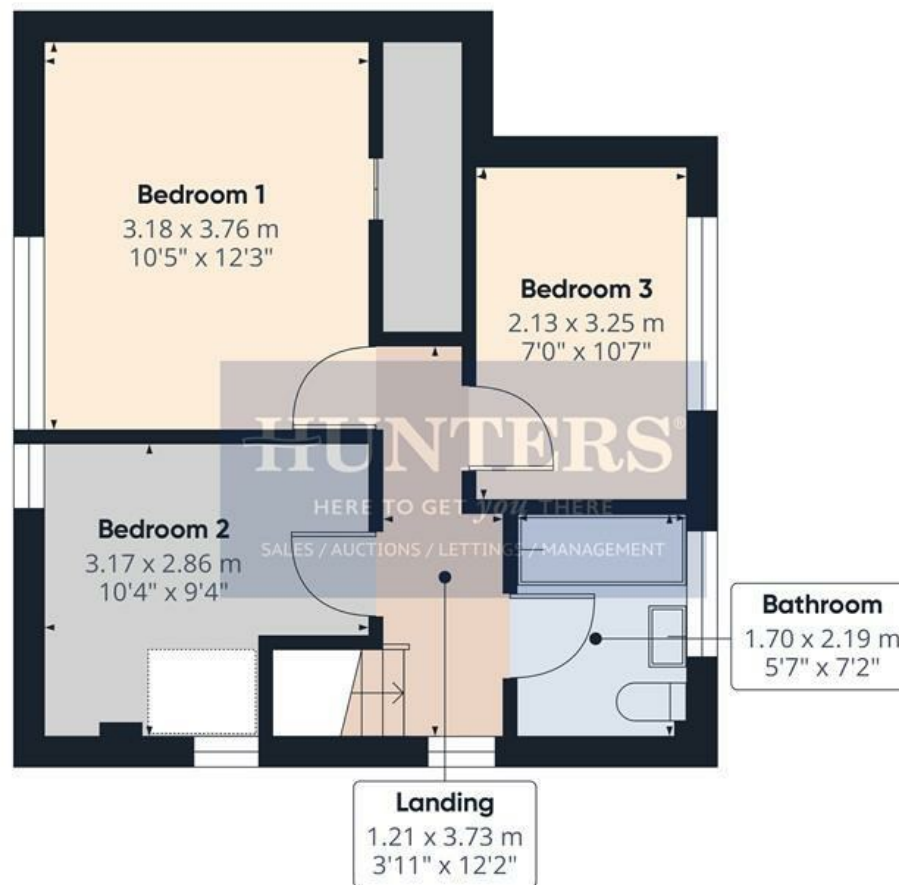
Grindon is well placed for everyday amenities, with local shops and services nearby and larger supermarkets within a short drive. Barnes Park and Herrington Country Park are both within easy reach, providing green space, play areas and opportunities for outdoor recreation. A range of primary and secondary schools can also be found in the surrounding area.

The area is well served by public transport, with regular bus services providing access to Sunderland city centre and the wider area, while the A19 is conveniently accessible for those commuting by car.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

69.8 m²

752 ft²

(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

11'3" x 5'8"

Living Room

13'9" x 11'9"

Kitchen/Dining Room

8'3" x 17'11"

Landing

3'11" x 12'2"

Bedroom 1

10'5" x 12'4"

Bedroom 2

10'4" x 9'4"

Bedroom 3

6'11" x 10'7"

Bathroom

5'6" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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