



Roydon Avenue, Grangetown, Sunderland, SR2

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Roydon Avenue, Grangetown, Sunderland, SR2

Offers In The Region Of £310,000

*3 BEDROOM * SEMI DETACHED * FREEHOLD * HIGH SPEC * MULTI-CAR DRIVEWAY * GARAGE * GARDEN *

A stunning three-bedroom semi-detached house on the sought-after Roydon Avenue in Grangetown, Sunderland, offering generous accommodation, excellent multi-car parking, a single garage and a beautifully landscaped rear garden.

A large block-paved driveway leads to the garage and impressive entrance vestibule, featuring high ceilings and dual-aspect windows. The welcoming hallway provides access to two well-proportioned reception rooms, including a main living room with attractive fireplace, wood-burning stove and large bay window. The second reception room is ideal as a formal dining room or additional sitting room, with double patio doors opening onto the decked seating area.

The spacious kitchen is a particular highlight, fitted with granite work surfaces, ample storage, ceramic sink, integrated dishwasher, gas hob and double oven. Patio doors open directly onto a paved terrace, while a useful utility room and ground-floor WC complete the accommodation.

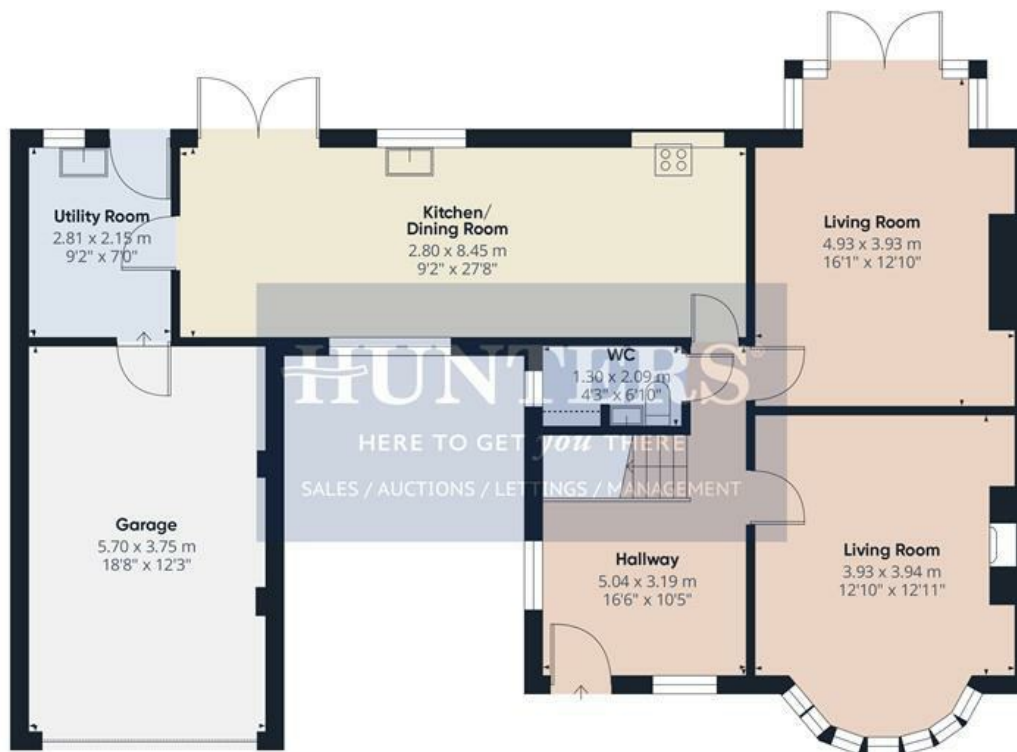
Upstairs are three well-proportioned double bedrooms. The generous master bedroom features built-in wardrobes and a bay window, while the second bedroom also benefits from built-in storage. There is a stylish bathroom with travertine wall tiles, bath, walk-in shower and heated towel rail, together with a separate WC.

Externally, the large rear garden has been thoughtfully landscaped, combining lawn, mature planting, decking and paved areas to create a range of attractive spaces for relaxing and entertaining.

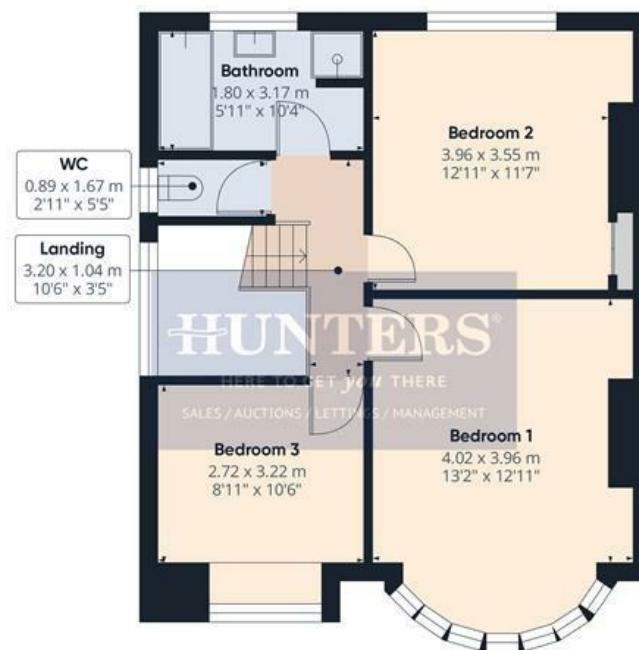
Roydon Avenue is well positioned for local schools, amenities and green spaces, including Backhouse Park. Sunderland city centre and seafront are also within easy reach, while Sunderland and Park Lane Metro stations provide convenient services towards Newcastle and South Shields.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

156.9 m²

1688 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

Hallway
16'6" x 10'5"

Living Room
12'10" x 12'11"

Living Room
16'2" x 12'10"

Kitchen/Dining Room
9'2" x 27'8"

Utility Room
9'2" x 7'0"

WC
4'3" x 6'10"

Landing
10'5" x 3'4"

Bedroom 1
13'2" x 12'11"

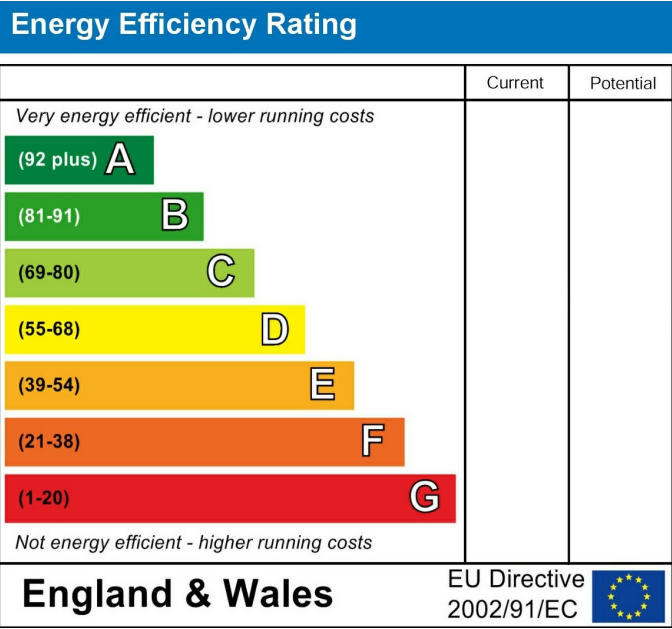
Bedroom 2
12'11" x 11'7"

Bedroom 3
8'11" x 10'6"

Bathroom
5'10" x 10'4"

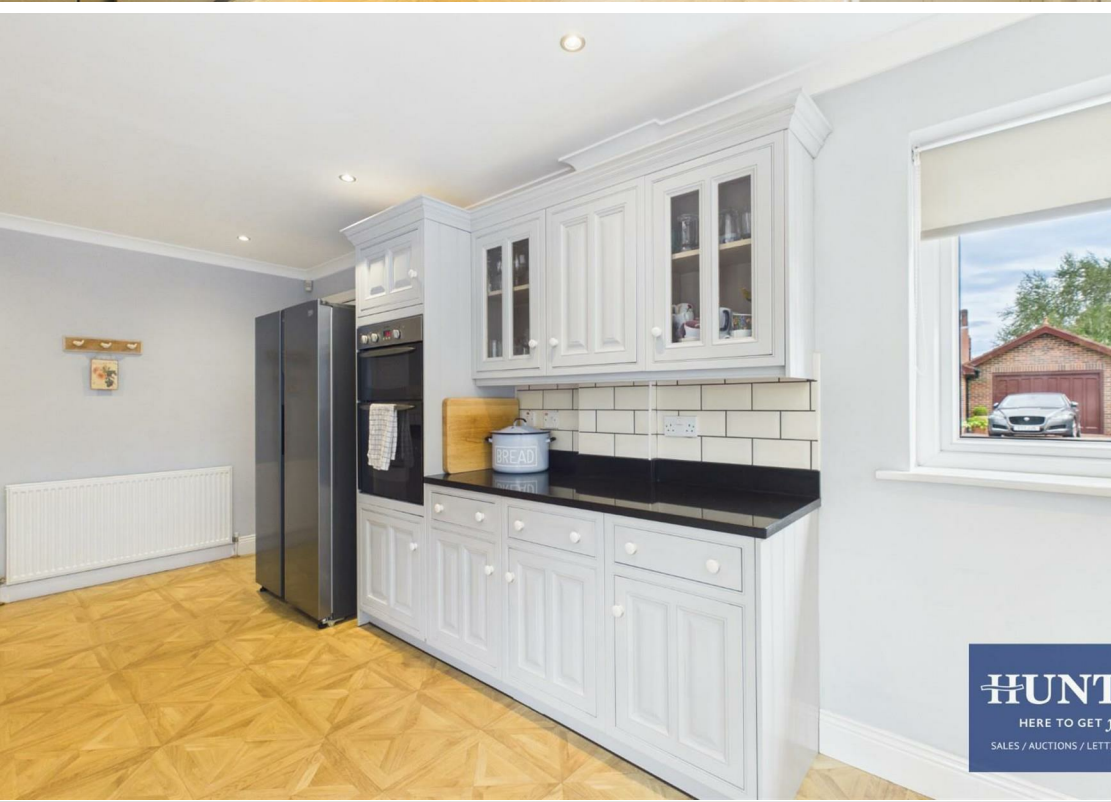
WC
2'11" x 5'5"

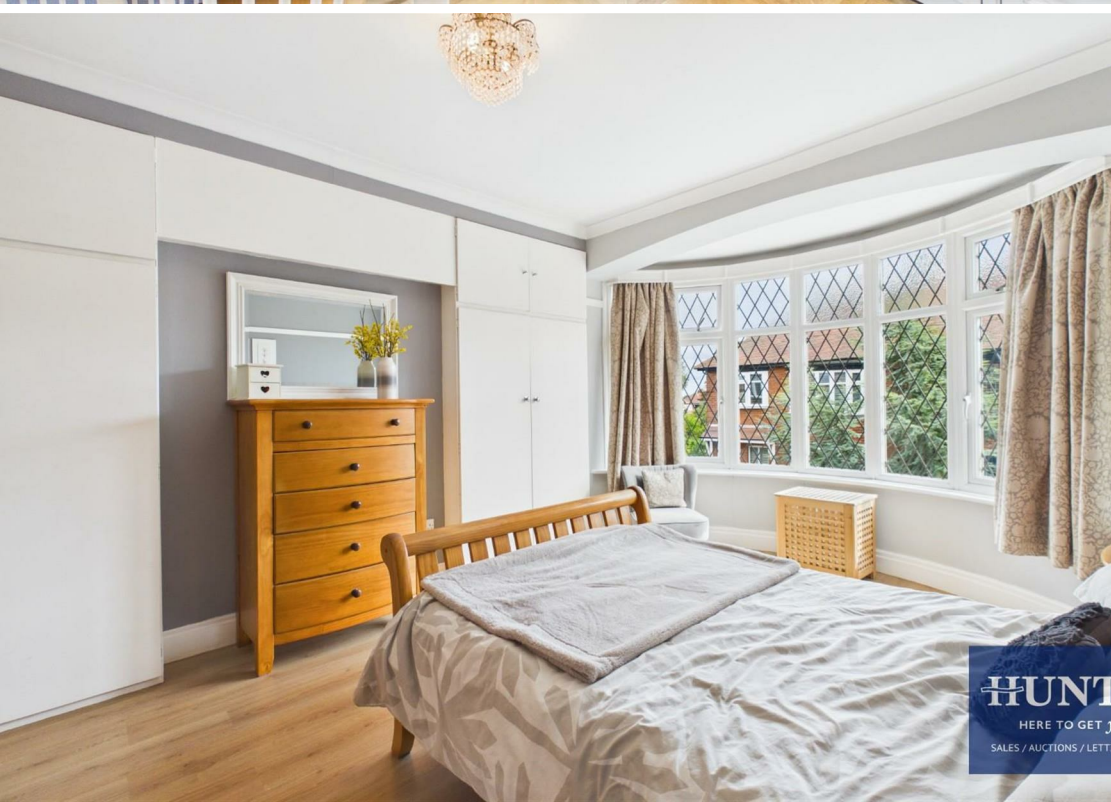
Garage
18'8" x 12'3"

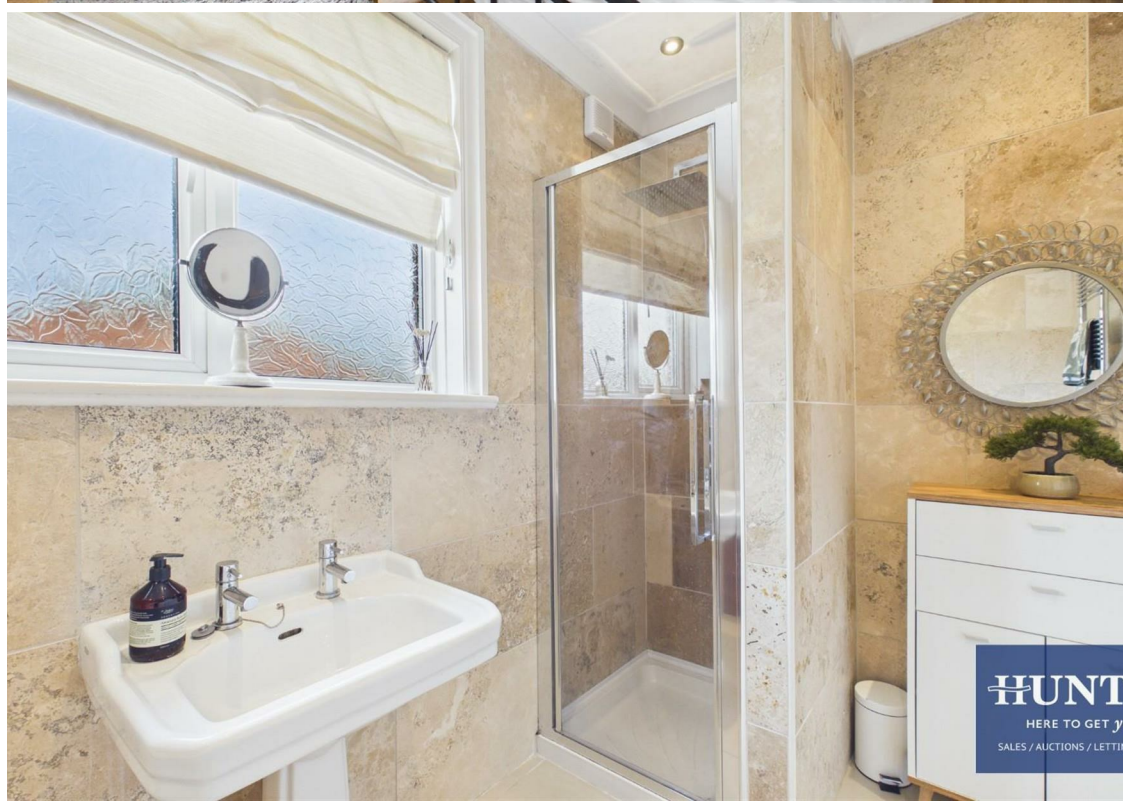


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