



## 2 bed semi-detached house to buy in SR4

Galashiels Road, Grindon, Sunderland, Tyne and Wear, SR4 8JL

# £99,950

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ 2 Bedroom Semi-detached
- ✓ Popular location
- ✓ Huge potential
- ✓ Vacant possession
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Introducing a wonderful opportunity to secure a well-presented, semi detached family home in the highly sought-after Grindon area of Sunderland. Presented by Pattinson estate agents, this property exudes comfort and convenience, making it a perfect choice for both first time buyers and seasoned investors seeking to expand their portfolio.

### Prime Location

Ideally positioned for effortless access to a wealth of local amenities, this home is within easy reach of popular shopping destinations and respected educational facilities. Daily commutes are made easy thanks to the property's proximity to Sunderland city centre and the wider North East, courtesy of a comprehensive road and public transport network.

Beyond daily necessities, the property boasts close proximity to major local employers and business hubs, including Nissan, Amazon, and Doxford International Business Park. This prime location ensures not only convenience but also strong rental and resale potential.

### Property Overview

Step inside to find a welcoming entrance hall which leads through to a spacious living room, perfect for relaxing evenings or entertaining guests. The well-appointed kitchen provides a practical and bright space for home cooking and family meals.

Upstairs, the home features two generously sized bedrooms, offering comfortable accommodation for a small family, couples, or professionals. The family bathroom completes the upper level, providing all the essentials in a functional layout.

### Outdoor Spaces

Externally, the property is equally appealing. At the front, a charming, low-maintenance walled garden offers privacy and attractive kerb appeal. To the rear, discover a larger garden oasis featuring a delightful blend of established plants and a patio—ideal for outdoor dining, gardening, or simply unwinding after a busy day.

### An Exceptional Opportunity

This home represents an exceptional chance for first time buyers to take their step onto the property ladder or for investors to acquire a reliable asset in a highly desirable location. Its blend of practicality, comfort, and convenience makes it a rare find in today's market.

With expected high levels of interest, we strongly recommend scheduling an early viewing to avoid disappointment.

For further details or to arrange your visit, please contact our dedicated Sunderland team today.

Council Tax Band: A

Tenure: Freehold

Price: £99,950

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Living Room



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## Kitchen



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## Bedroom 1



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## Bedroom 2

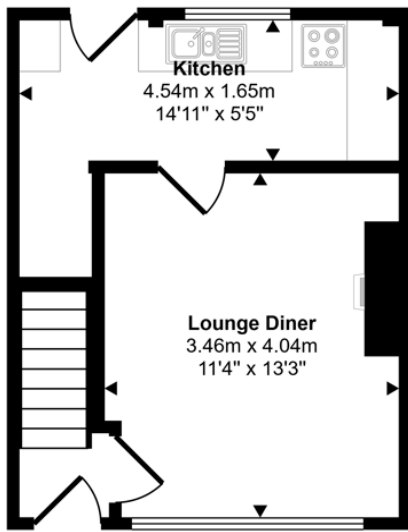


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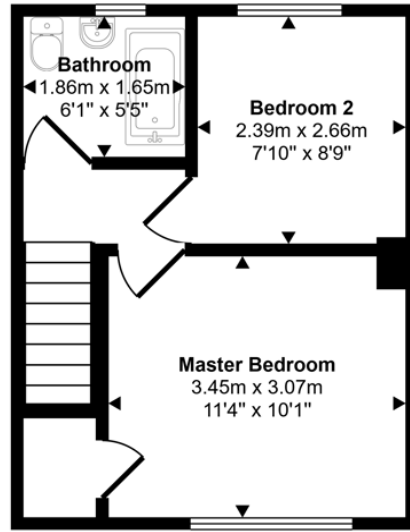
## Bathroom



Approx Gross Internal Area  
52 sq m / 562 sq ft



Ground Floor  
Approx 26 sq m / 282 sq ft



First Floor  
Approx 26 sq m / 280 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            | 75        |
| (55-68) <b>D</b>                                   |  | 68                         |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:  
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