



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

Gainsborough Road, Grindon, Sunderland, Tyne and Wear, SR4 8HY

# £159,950

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ Thoughtfully extended
- ✓ Immaculately presented
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to present this immaculately presented and extended three-bedroom semi-detached family home, occupying a commanding corner plot on Gainsborough Road, Grindon (SR4 8HY).

This property has been meticulously maintained to the highest standards, offering a rare "turn-key" opportunity for discerning buyers.

Its unique appeal is further enhanced by its premier position overlooking expansive green spaces and the tranquil scenery of Barnes Burn, providing a picturesque and peaceful outlook.

### Key Features

**Immaculate Throughout:** Presented in superb decorative order, blending modern finishes with a warm, family feel.

**Substantial Corner Plot:** The generous wraparound gardens offer exceptional curb appeal and a sense of privacy.

**Gated Off-Street Parking:** Features a secure, paved gated driveway, providing convenient and private parking.

**Intimate Rear Garden:** To the rear, a beautifully maintained and low-maintenance private courtyard garden offers a tranquil, sun-trap retreat—perfect for alfresco dining or a morning coffee without the burden of heavy upkeep.

**Extended Living Space:** A thoughtfully designed extension creates a spacious, versatile layout ideal for modern living.

**Picturesque Views:** Perfectly situated to overlook the scenic greenery and natural beauty of Barnes Burn.

### Property Summary

The ground floor features a welcoming entrance leading to a stylishly decorated lounge and an impressive, extended kitchen and dining area.

Upstairs, the property continues to impress with three beautifully finished bedrooms and a modern family bathroom.

Externally, the property's position is its crowning jewel. The large corner plot ensures a grand presence on the street, while the gated driveway adds essential practicality.

The rear garden has been designed as a charming, easy-care sanctuary, allowing you to enjoy your outdoor space.

#### Location & Practicalities

Situated in the highly sought-after Grindon area, this home offers the perfect balance of suburban peace with easy access to local schools, shops, and major commuter links including the A19.

#### Arrange a Viewing

Given the immaculate condition, the secure parking, and the enviable views, early internal inspection is essential.

Contact our Sunderland Branch today:

Council Tax Band: A

Tenure: Freehold

Price: £159,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



## Dining Room



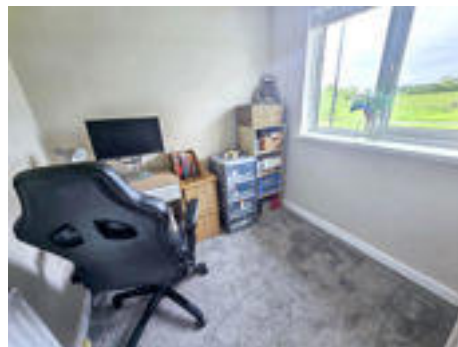
## Bedroom 1



## Bedroom 2



## Bedroom 3

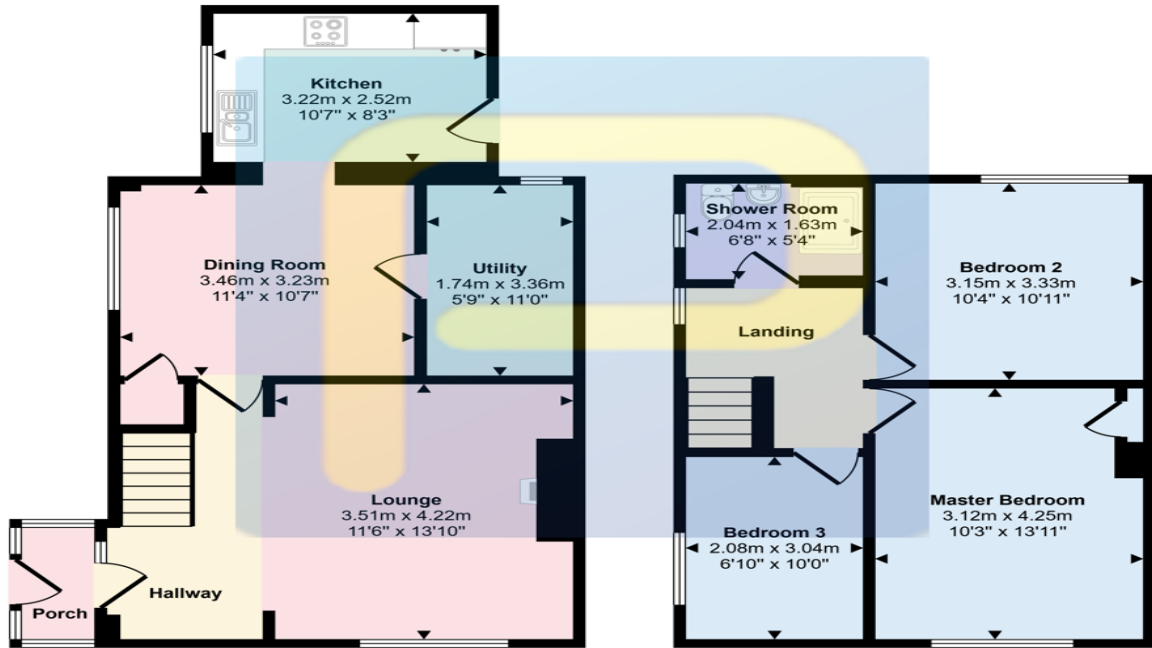


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## Bathroom



Approx Gross Internal Area  
94 sq m / 1015 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>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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 2002/91/EC	

Gainsborough Road, Grindon, Sunderland, Tyne and Wear, SR4 8HY

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

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