

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

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

£99,950

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



#### Summary

- Property Type: Semi-detached house Bedrooms: 2 Parking: On Street Central Heating: Gas
- Price: £99,950 - Tenure: Freehold

#### 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 EPC Rating: D

Electric: National Grid Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No Broadband: None

Mobile signal coverage: Good





# Kitchen



## Bedroom 1



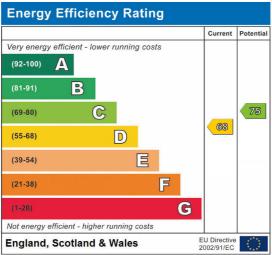
## Bedroom 2



## Bathroom







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

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

51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, www.pattinson.co.uk

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