



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

Glenleigh Drive, Grindon, Sunderland, Tyne and Wear, SR4 9HA

# £179,995

🏠 x2 🚗 x1 🚗 x2

Tenure

**Freehold**

## Property features

✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Pattinson Estate Agents are thrilled to present this immaculately upgraded two-bedroom semi-detached home, located in this highly desirable area of Sunderland, just off the Broadway.

Rarely does a property of this calibre reach the market; maintained to pristine standards, it represents a unique turnkey opportunity. This home is the definition of "move-in ready," making it an ideal choice for first-time buyers seeking a high-spec start or those looking to settle into one of SR4's most sought-after pockets without the need for any renovation.

### Interior Excellence

**Pristine Presentation:** Every inch of this home has been finished with meticulous attention to detail, featuring contemporary decor and premium fixtures.

**Modern Dining Room:** A standout feature of the ground floor, this sophisticated space is designed for entertaining and features breakfast bar style seating, blending functionality with high-end style.

**Inviting Lounge:** A bright, spacious living area that serves as a perfect sanctuary for relaxation.

**Gourmet Kitchen:** Equipped with modern appliances and sleek cabinetry, flowing seamlessly into the dining area.

**Two Designer Bedrooms:** Generously proportioned and finished to a show-home standard, offering a tranquil environment.

### Exterior & Grounds

**Detached Garage:** Positioned at the end of the private driveway, providing secure parking or invaluable additional storage.

**Driveway:** Ample off-street parking for multiple vehicles.

Landscaped Gardens: Low-maintenance outdoor spaces to both the front and rear, with the private back garden offering a perfect spot for alfresco dining.

#### Location & Lifestyle

Located in the heart of Grindon, the property enjoys a prime position for convenience:

Commuter Links: Immediate access to the A19 for fast travel to Newcastle, Durham, and beyond.

Local Amenities: Just a short distance from Sunderland City Centre, local parks like Barnes Park, and top-rated schools.

Area Appeal: A quiet, established residential community highly regarded for its friendly atmosphere.

#### Essential Property Information

Condition: Outstanding / Turnkey.

Tenure: Freehold.

Heating: Gas Central Heating.

Parking: Multi-car driveway & Detached Garage

This property is expected to attract significant interest. We invite serious buyers to contact the Pattinson Sunderland Branch immediately to secure a viewing of this one-of-a-kind home.

Council Tax Band: B

Tenure: Freehold

Price: £179,995

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

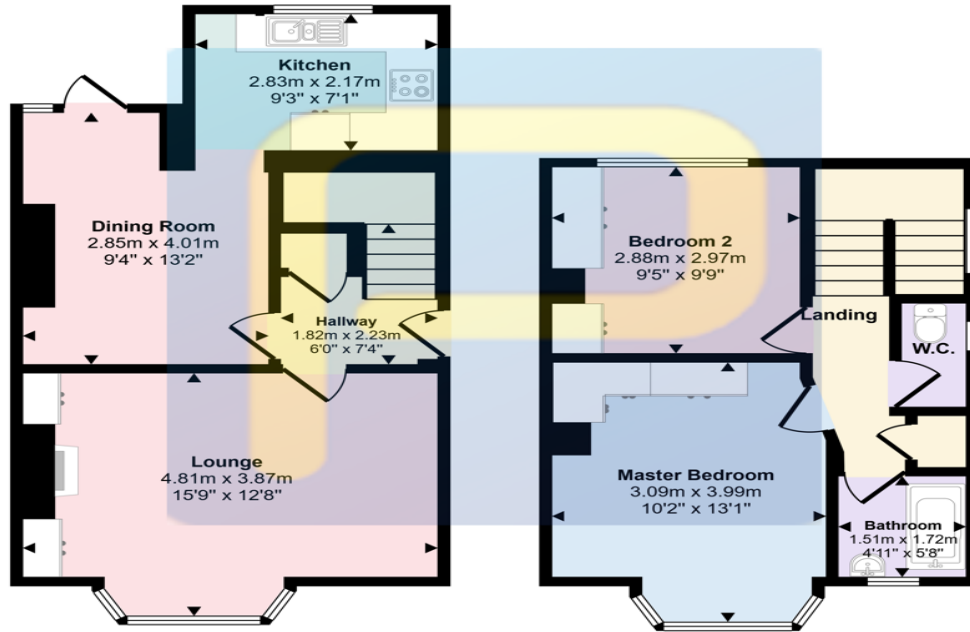
Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: ADSL copper wire

Mobile signal coverage: Good

Approx Gross Internal Area  
74 sq m / 797 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft

First Floor  
Approx 33 sq m / 352 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>		80
(55-68) <b>D</b>	61	
(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	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**

**<https://www.simply-residential.co.uk/>**

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