



£650 pcm



1 Bathroom



2 Bedrooms

**PROPERTY FEATURES**

- Damage deposit £750 (5 weeks)
- Modern terraced house
- Two double bedrooms

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Sunderland, SR1 1NA

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Attractive unfurnished, modern terraced two bedroom house close to local amenities, enjoying excellent standard of decorative finish throughout. Internally the accommodation briefly comprises, ground floor; entrance hallway, living room into fitted kitchen and separate WC. First floor comprises; two double bedrooms and bathroom/WC. Externally to the front there are open plan gardens and to the rear, small lawned gardens provide an excellent outside space. Modern features include double glazing, gas central heating and kitchen appliances. Unfurnished. Available 08/07/2024.

Council Tax Band A

Damage Deposit - £750 (5 Weeks rent)

### UPVC Entrance Door

Into:

### Reception Hallway

Providing access to ground and first floor accommodation with telephone point, radiator and into:

### Living Room

3.71m x 3.61m (12' 2" x 11' 10") approximately  
With double UPVC glass paned doors to rear gardens and side window maximising natural light, providing adequate space for lounge and dining purposes. Features include television aerial point, radiator and open to:

### Kitchen Area

1.60m x 2.54m (5' 3" x 8' 4") approximately  
Fitted with a modern range of light oak style laminate units to wall and base with brushed steel furniture including four ring brushed steel gas hob with electric oven under and filter hood over, laminated roll top work surfaces, stainless steel drainage sink with chrome monobloc tap fitting, tiled splash backs and space for fridge and washing machine.

### Separate WC

With white low level WC, corner hand basin, tiled splash back, extractor to ceiling and radiator.

### First Floor Landing

With loft access, radiator and into:

### Bedroom One

2.77m x 3.71m (9' 1" x 12' 2") approximately  
Well proportioned double bedroom overlooking the rear elevations with built in storage wardrobe and radiator.

### Bedroom Two

2.64m x 2.39m (8' 8" x 7' 10") approximately  
Double bedroom with over stair store cupboard, also including radiator.

### Bathroom/WC

With a white three piece suite including chrome furniture and low level WC, pedestal hand basin and panelled bath which also features a bath shower attachment. Other benefits include part wall tiling, boiler cupboard, ceiling mounted extractor and ladder radiator.

### Externally

To the front of the property there is an open plan grassed garden area and entrance walkway while to the rear of the property there is a private small grassed garden area with timber slat gate to rear and partially paved.