

Rutland Street  
Pallion  
Sunderland  
SR4 6QG



good life   
sales & lettings

# Rutland Street

£79,995

## INTRODUCTION

VERY WELL PRESENTED 2 BED GROUND FLOOR FLAT - BASICALLY VERY SIMILAR TO A MID TERRACE COTTAGE LAYOUT - RENOVATED & UPDATED TO A GOOD STANDARD - POTENTIALLY COULD INCLUDE ALL QUALITY FURNITURE & APPLIANCES - HAS LANDLORDS GAS & ELECTRICAL CERTS - CLOSE TO HOSPITAL, HYLTON RD, BUS LINKS, SCHOOL - WILL INTEREST FIRST TIME BUYERS OR LANDLORDS - RENTAL INCOME POTENTIAL MINIMUM £600 + pcm - NO CHAIN READY TO GO ! ...

## ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Carpet flooring, electric meter, electric consumer unit (we believe there is a 5 year electrical safety certificate and suitable for landlord use, date to be confirmed) partially-glazed door leading off to entrance hall.

## ENTRANCE HALL

Carpet flooring, double radiator, door leading off to bedroom 1, door leading off to lounge.

## BEDROOM 1

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. We understand the property can be sold with the fitted furniture which includes 2 double wardrobes in a black finish, a set of 6 drawers, a bed with mattress and 2 bedside cabinets all furniture matches and is very stylish.

## LOUNGE

Nice size lounge.

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to kitchen, door leading off to bedroom 2, built-in walk-in cupboards which provides lots of additional storage. Recessed lights to ceiling. We understand that the lounge furniture that comprise a very tasteful sofa with matching foot stool and stylish cupboard and book shelves with matching side table.

## BEDROOM 2

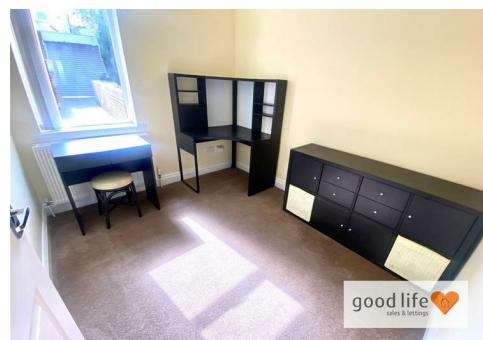
Large enough to accommodate a double bed but effectively this room would be classed as a large single. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Furniture includes a desk, dressing table and drawers, all which match and could be left in sale if necessary.

## KITCHEN

Tiled flooring, radiator, 2 white uPVC double-glazed windows. Modern fitted kitchen with a range of wall and floor units in light cream finish with contrasting laminate work surface, integrated electric oven, 4 ring gas hob, space and plumbing for a washing machine, wall mounted modern combi boiler. Please note the central heating boiler has benefited from a gas safety certificate in recent years and may still be in date.

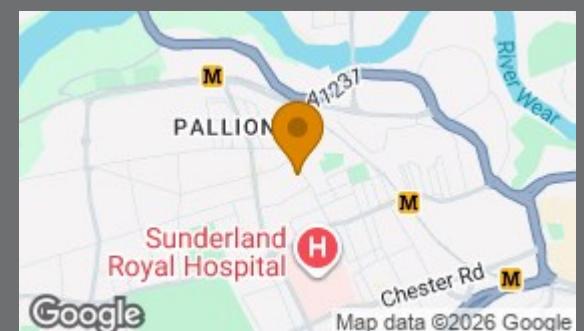
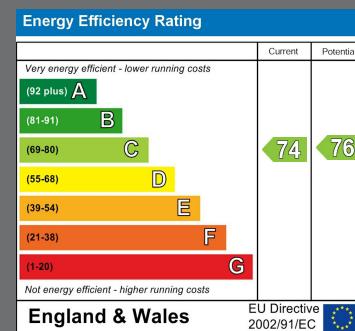
## REAR LOBBY

Continuation of tiled flooring from the kitchen, space for tall fridge/freezer, external GRP door leading to rear yard, door leading off to bathroom.



**Local Authority**  
Sunderland

**Council Tax Band**  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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