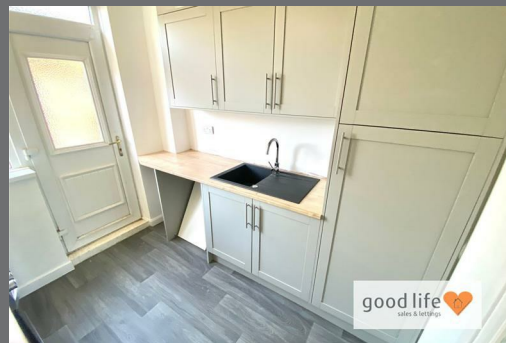


Avonmouth Road
Sunderland
SR3 3HB



Avonmouth Road

£800 Per Month

INTRODUCTION

TO LET UNFURNISHED - 3 BED SEMI-DETACHED - RECENTLY RENOVATED - NEW KITCHEN - NEW FLOOR COVERINGS - AVAILABLE IMMEDIATELY - ON STREET PARKING - REAR GARDEN AND BRICK SHED...

ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, white uPVC double-glazed windows, partially-glazed door leading into entrance hall.

ENTRANCE HALL

LVT style wood effect flooring, radiator, carpeted stairs to first floor landing, understairs cupboard housing the gas meter, electric meter and electric consumer unit. Door leading off to the lounge dining room, door leading off to the kitchen.

LOUNGE DINING ROOM

Lovely through room. Carpet flooring, fireplace with quartz hearth and back and built in fire which has been capped off for decorative use only, 2 radiators, front facing white uPVC double-glazed window, rear facing double glazed aluminium sliding doors.

KITCHEN

Vinyl wood effect flooring, white uPVC double-glazed window and white uPVC double-glazed door leading to the rear garden. Modern fitted kitchen recently installed comprising a range of wall and floor units in a grey finish with wood-effect laminate work surface, quartz style sink with space for a washing machine, space for tall fridge/freezer, freestanding new electric oven, Extractor fan.

FIRST FLOOR LANDING

5 doors leading off, 3 to bedrooms, 1 to bathroom and 1 to wc.

W C

Vinyl wood-effect flooring, toilet with low level cistern. Rear facing white uPVC double-glazed window.

BATHROOM

Vinyl wood-effect flooring, radiator, white bath with chrome taps, separate electric shower over, shower rail and curtain, white sink with single pedestal and chrome tap. Rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cupboard providing some shelving space. This is a good size double bedroom.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a double bedroom.

BEDROOM 3

The room is L shaped and measurements taken at widest points. Carpet flooring, radiator, front facing white uPVC double-glazed window. Built in cabin bed for a single mattress with space beneath.

EXTERNALLY

Ample on street parking to the front. The property benefits from a rear garden with paved patio immediately adjacent to the house, detached outside brick store providing some additional storage.



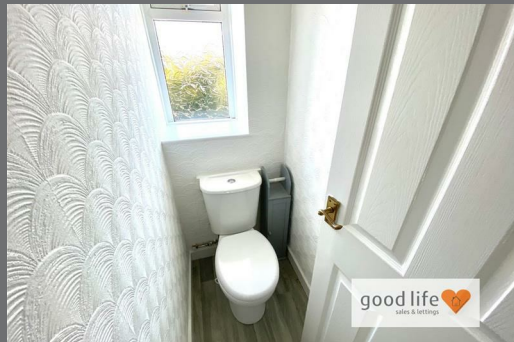
Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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