

Scotland Street
Ryhope
Sunderland
SR2 0PY



Scotland Street

£95,000

INTRODUCTION

2 DOUBLE BED MID TERRACED HOUSE - VERY WELL PRESENTED THROUGHOUT - BUY TO LET COMPLIANT WITH ELECTRIC AND GAS CERTS - RENTAL ASSESSMENT £700pcm - WOULD MAKE GREAT STARTER HOME - GOOD LOCATION SHORT WALK TO VILLAGE CENTRE
- NO CHAIN ...

ENTRANCE VESTIBULE

Laminate wood-effect flooring, alarm key pad. Door leading to lounge.

LOUNGE

Lovely size lounge.

Carpet flooring, feature chimney breast with space for electric fire, front facing white uPVC double-glazed window, radiator, double doors leading through to second reception room.

RECEPTION ROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views onto yard, under stairs cupboard, open plan staircase to first floor landing, double doors leading to reception room 1, door leading off to kitchen.

KITCHEN

Continued on the same level as the second reception room, the kitchen offers a range of wall and floor units in a white high gloss finish with laminate wood-effect work surfaces, stainless steels sink with single bowl, single drainer and matching monobloc tap, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, space for tall fridge/freezer. Fairly modern combi boiler, door vinyl tile effect flooring, white uPVC double-glazed window facing on to rear yard

REAR LOBBY

Vinyl tile effect flooring, generous built in cupboard with electric sockets allowing the potential for further appliance(s), white uPVC double-glazed door leading out to rear yard, door leading off to bathroom.

BATHROOM

Vinyl tile effect flooring, radiator, white uPVC double-glazed window with views over the rear yard. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel and chrome taps, glass shower screen over with electric shower. The walls around the bath area are finished in oversize white ceramic tile for pleasant effect.

FIRST FLOOR LANDING

2 doors leading off both to bedrooms.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Additional Storage under the eaves.

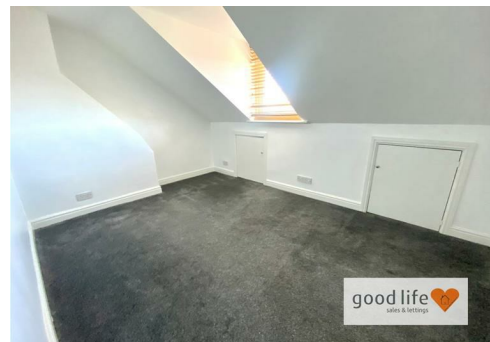
BEDROOM 2

Measurements taken at widest points.

Another large double bedroom.

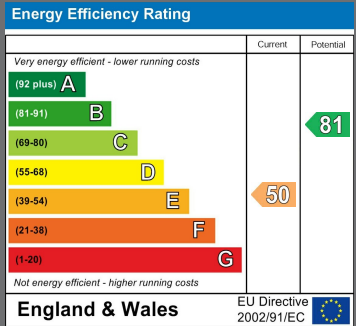
Carpet flooring, radiator, double-glazed roof window with built in blinds and some restricted sea views in the distance. Built in cupboard providing some additional storage, additional storage in the eaves.

EXTERNALLY



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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