

Percy Terrace
Grangetown
Sunderland
SR2 8SF



good life 
sales & lettings

Percy Terrace

£600 Per Month

INTRODUCTION

TO LET PART FURNISHED - AVAILABLE NOW - 2 BED FIRST FLOOR FLAT - BEAUTIFULLY PRESENTED & RENOVATED - INCLUDES ALL KITCHEN APPLIANCES - INCLUDES SOFA, CHAIR & DINING TABLE & CHAIRS - ON STREET PARKING - STYLISH KITCHEN - RENOVATED BATHROOM WITH SEPARATE BATH & SHOWER ...

ENTRANCE HALL

Gas meter, electric meter, electric consumer unit, stairs to half landing.

HALF LANDING

Laminate wood-effect flooring, side facing white uPVC double-glazed window, stairs to rear landing and front landing.

REAR LANDING

Radiator, laminate tile effect flooring, 3 doors leading off, 1 to dining kitchen, 1 to WC, 1 to bathroom.

W C

Stylish ceramic tile flooring, radiator, white uPVC double-glazed window with privacy glass, stylish wood venetian blinds. Toilet with low level cistern.

DINING KITCHEN

Continuation of the laminate tile effect flooring from the rear landing, radiator, 2 white uPVC double-glazed windows with stylish wooden venetian blinds. Beautiful recently installed fitted kitchen with a range of wall and floor units in a shaker style with modern black handles, granite style sink with bowl and a half, single drainer and Monobloc tap, integrated electric oven, 4 ring induction hob. Stylish freestanding tall fridge/freezer and washing machine, integrated extractor situated above the hob. Built in cupboard housing the central heating combi boiler. Small dining table with 2 chairs. This is a quality kitchen with full appliances.

BATHROOM

A lovely bathroom.

Stylish tile flooring, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass and stylish wood venetian blinds. Bath with chrome tap and tiled panel and separate double shower cubicle with sliding glass doors and shower fed from the main combi boiler system, sink with chrome taps built into a tasteful vanity unit providing storage beneath.

FRONT LANDING

Built in cupboard providing useful storage with vacuum cleaner. 3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 2

Large enough for a double bed.

Laminate wood-effect flooring, radiator, side facing white uPVC double-glazed window with recently replaced vertical blinds.

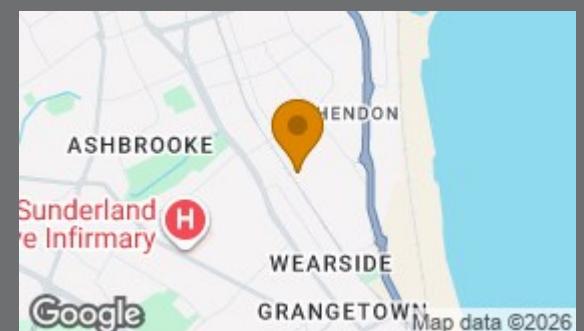
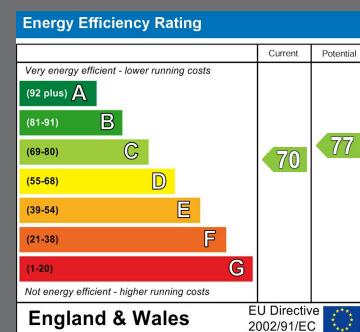
BEDROOM 1

Laminate wood-effect flooring, large double radiator, rear facing white uPVC double-glazed window with recently replaced vertical blinds. Original fireplace in a painted finish with tiled hearth which has been bricked up to create a feature in this lovely room. Original built in cupboard storage. Good size double bedroom.



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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