Clovelly Road

Hylton Castle
Sunderland
SR5 3LS

good life
sales & lettings

Clovelly Road

£825 Per Month

INTRODUCTION
TO LET UNFURNISHED - AVAILABLE NOW - 3 BEDROOM END LINK - VERY WELL PRESENTED - GREAT COMMUTER LOCATION - REAR GARDEN WITH SUNNY ASPECT - AMPLE ON STREET PARKING ...

ENTRANCE PORCH
Entrance via white uPVC double-glazed door. Carpet flooring, white uPVC double-glazed window. Partially-glazed door leading to entrance hall.

ENTRANCE HALL
Carpet flooring, carpeted stairs to first floor landing, radiator. Door leading off to lounge.

LOUNGE
Measurements taken into bay.
Lovely front lounge. Light grey laminate flooring, white uPVC double-glazed bay window with pleasant green views to the front, media style wall with electric log electric recessed fire, space (and electric points) for a 55" flat screen TV (size subject to confirmation) large double radiator providing to heat to the space, built in cupboard with some storage under the stairs. Door leading off to dining kitchen.

DINING KITCHEN
Lovely space stretching across the rear of the property.
Vinyl tile effect flooring, double radiator, modern fitted kitchen with a range of wall and floor units in a high gloss finish with contrasting laminate work surface, integrated electric oven, integrated microwave, freestanding American style fridge/freezer and washing machine, 4 ring ceramic hob with feature extractor chimney and glass splash back, resin style sink with bowl and a half, single drainer and Monobloc tap, white uPVC double-glazed patio doors leading out to a large raised decked patio with some grass and further raised patio to the bottom of the garden, perimeter fencing to 3 sides access down the side of the property to the front.

FIRST FLOOR LANDING
Side facing white uPVC double-glazed window, loft hatch, 4 doors leading off 3 to bedrooms and 1 to bathroom.

BATHROOM
Bath with panel, chrome taps and glass shower screen over and shower fed from the main hot water system, toilet and sink built into vanity unit with concealed cistern, push button flush and chrome tap. Chrome towel heater style radiator, quartz tile flooring, grey ceramic tiles to the walls with mosaic feature, uPVC cladding to the ceiling with recessed LED lights, extractor fan, rear facing white uPVC double-glazed window with privacy glass.

BEDROOM 1
Good size double bedroom.
Carpet flooring, fitted wardrobes with sliding mirrored doors providing a good degree of storage and hanging space, radiator, front facing white uPVC double-glazed window with pleasant views. This is a large double bedroom.

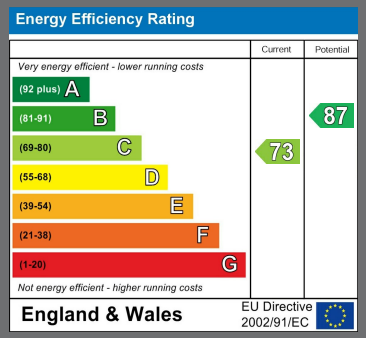
BEDROOM 2
Small double bedroom.
Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 3
Good size single, the room is L-shaped and measurements taken at the widest points.
Carpet flooring, 2 white uPVC double-glazed windows, front and side facing, radiator.

EXTERNALLY
Nice aspect to the front with pleasant green views, access down the side to the rear.

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

Contact

0191 565 6655
info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

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