General Graham Street

Barnes

Sunderland

SR4 7JF









good life sales & lettings

General Graham Street

£850 Per Month

INTRODUCTION
TO LET UNFURNISHED - AVAILABLE NOW - 3 BEDROOMS - 2 RECEPTION ROOMS - WELL PRESENTED & MODERNISED - CLOSE TO CHESTER RD SHOPPING & TRANSPORT

FRONT EXTERNAL
A block paved, low maintenance front garden. There is a partially glazed door leading into the entrance vestibule.

ENTRANCE VESTIBULE
The entrance has laminate wood effect flooring, and a built in cupboard housing the gas and electric meters and a modern consumer unit. There is a partially glazed door into the entrance hall.

ENTRANCE HALL
Laminate wood effect flooring, radiator and carpeted stairs leading to the first floor landing. There are three doors leading off, one to the kitchen and two to reception rooms.

RECEPTION ROOM 1
A large formal reception room, as this is a larger style mid terrace home. There is carpet flooring and white uPVC double glazed bay windows, front facing, with the original painted panelling either side and below. This room has high (14 inch) skirting boards, a large double radiator and 10ft high ceilings.

RECEPTION ROOM 2
Laminate wood effect flooring, double radiator and white double glazed uPVC windows, rear facing with views over rear yard. There is a fire surround, with a built in fire. This is also a lovely room with a high ceiling.

KITCHEN
A generous kitchen with tiled flooring, radiator and 2 white double glazed upVC windows facing out onto the rear yard. A partially glazed stable door leading out into the rear yard. A fitted kitchen with a range of wall and floor units with a white high gloss finish with an integrated combination microwave, hotch and warming drawer. There is also an integrated electric oven and 2 full height integrated fridge/freezers. There is an integrated 4 ring induction hob with a designer style extractor fan and gloss splashback. There is also an integrated washing machine. Stainless steel sink with a mono block tap and a wall mounted combi boiler. Recessed lighting to the ceiling.

REAR YARD
There is an electric roller shutter providing vehicle access to rear yard.

FIRST FLOOR LANDING
Carpeted stairs leads to half landing with a door to the bathroom. Following this, there are stairs to the full landing, where there is a large, double built in cupboard and a skylight. Three doors lead off to the bedrooms.

BATHROOM
Laminate wood effect flooring with a chrome towel style heated radiator. The toilet has a concealed cistern and push button flush. There is a sink with a chrome tap with storage underneath. Bath with panel and glass shower screen over chrome tap and shower attachment. The walls and ceilings are finished in uPVC cladding.

BEDROOM 1
Carpet flooring with double radiator. Two white uPVC double glazed windows, front facing. A good sized double bedroom.

BEDROOM 3
A small double bedroom with carpet flooring, radiator and a front facing white uPVC double glazed window.





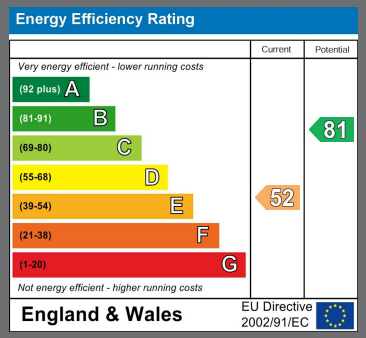


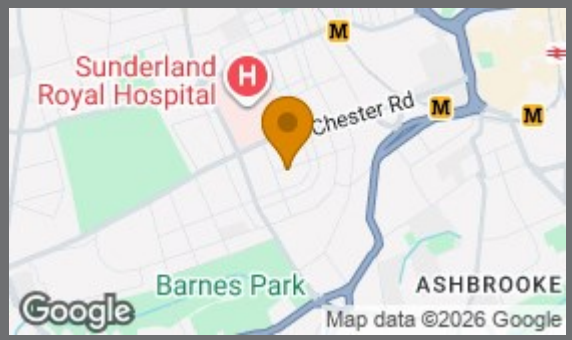




Local Authority
Sunderland

Council Tax Band
B





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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