

Bexley Street  
St Gabriels  
Sunderland  
SR4 7TL



# Bexley Street

## £500 Per Month

### INTRODUCTION

DELIGHTFUL PART FURNISHED 1 BED MID TERRACE COTTAGE LOCATED IN SOUGHT AFTER ST GABRIELS CLOSE TO QUALITY HOMES AND MINUTES WALK TO SUNDERLAND ROYAL HOSPITAL.

### ENTRANCE VESTIBULE

Entrance via uPVC double glazed front door. Laminate wood effect flooring, electric fuse box, electric meter, alarm key pad, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Laminate wood effect flooring, single radiator, partially-glazed door leading to double bedroom, partially-glazed door leading off to lounge. Pull down access with ladder leading to fully converted loft room.

### BEDROOM 1

Laminate wood effect flooring, single radiator, front facing white uPVC double glazed window, partially-glazed door leading into entrance hall. In this bedroom there is a double bed and 2 wardrobes.

### LOUNGE

Laminate wood effect flooring, double radiator, rear facing white uPVC double glazed window. Partially-glazed door leading back into entrance hall. Feature fire surround in a painted finish with polished stone hearth, back and built-in electric fire. To one side of the chimney breast there is a built-in cupboard which houses the modern Combi boiler. In this room there are 2 sofas.

### KITCHEN

Vinyl tile flooring, single radiator, side facing white uPVC double glazed window with views over rear courtyard, door leading off to rear lobby. Fitted kitchen with a range of wall and floor units in a white high gloss finish with complementary white laminate work surface. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and electric connection for a electric cooker. Space and plumbing for a washing machine, under bench space for a fridge, door leading off to rear lobby.

### REAR LOBBY

Laminate tile effect flooring, white uPVC double glazed door with privacy glass leading out to rear courtyard, door leading off to bathroom.

### BATHROOM

Vinyl mosaic flooring, single radiator, side facing white uPVC double glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps with separate shower fed from the main Combi boiler system, shower rail and curtain over. The walls in the bathroom are finished in a ceramic tile with decorative border.

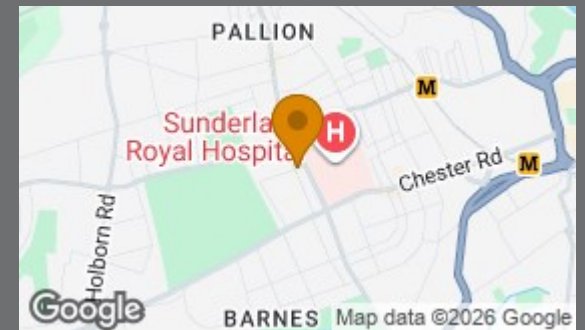
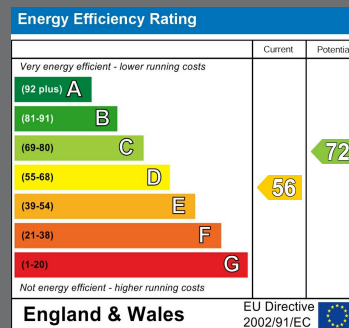
### EXTERNALLY

The property has rear courtyard with gravel flooring and pedestrian gated access for refuse bins etc.



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

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