

Sea View Street
Grangetown
Sunderland
SR2 9QX



Sea View Street

£525 Per Month

INTRODUCTION

AVAILABLE NOW TO LET UNFURNISHED - GRANGETOWN - WELL PRESENTED ONE BEDROOM COTTAGE.

ENTRANCE VESTIBULE

Entrance via uPVC double-glazed door. Electric key meter, gas card meter, electric switch board, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, single convector radiator, alarm key pad, 3 doors leading off, 1 to bedroom, 1 to bathroom and 1 to lounge.

BEDROOM 1

Measurements taken at widest points.

Carpet flooring, double convector radiator, front facing white uPVC double-glazed window.

BATHROOM

Laminate tile-effect flooring, single convector radiator, rear 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, glass shower screen over and electric shower. The area around the bath and sink are finished in a modern ceramic tile with white decorative edging.

LOUNGE

Measurements taken at widest points.

Carpet flooring, double convector radiator, rear facing white uPVC double-glazed window. Electric fire place situated on a stone effect hearth with brick rear. Door leading off to kitchen.

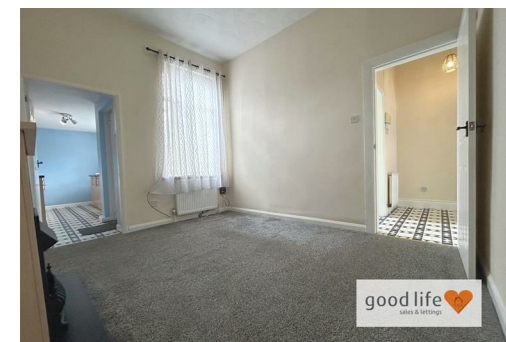
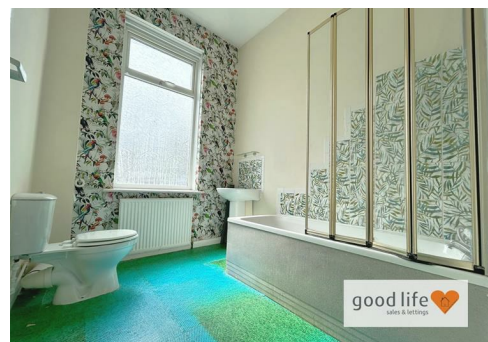
KITCHEN

Measurements taken at widest points.

Vinyl tile effect flooring, white uPVC double-glazed window facing out to rear yard, double convector radiator, uPVC double-glazed door leading to rear yard. Fitted kitchen with a range of wall and floor units in a light wood effect finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring electric hob. Stainless steel sink with single bowl, single drainer and matching monobloc tap. Space for a tall fridge/freezer, space and plumbing for a washing machine. Wall mounted combi boiler.

REAR COURTYARD

The property benefits from a rear courtyard which is approximately south facing which means it benefits from sunshine for the majority of the day, weather permitting. Pedestrian gated access for refuse bins etc.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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