

Morval Close  
Sunderland  
SR3 2RS



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# Morval Close

## £595 PCM

### INTRODUCTION

AVAILABLE NOW - DELIGHTFUL 2 BED UNFURNISHED FLAT IN EXCELLENT LOCATION... Briefly comprising: lounge, lovely kitchen, bathroom with shower over bath, two bedrooms, double glazing and central heating via combi boiler. Viewing arrangements can be made by calling our office. Be Quick!!

### ENTRANCE PORCH

Carpet flooring, single convector radiator, alarm key pad, location of the gas meter which is a standard meter. Partially-glazed door leading to lounge.

### LOUNGE

Carpet flooring, 2 single convector radiators with TRV, front facing white uPVC double-glazed window with views over the garden and cul de sac. Door leading off to internal hallway and door leading off to kitchen.

### KITCHEN

Laminate tile-effect flooring, single convector radiator with TRV, white uPVC double-glazed window facing out on to rear garden, white uPVC double-glazed door leading out to rear garden. Recently installed modern range of kitchen units which comprise of white high gloss doors with over sized brushed steel handles and laminate contrasting work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney all in stainless steel finish. Stainless steel sink with single bowl, single drainer and matching mono-bloc tap. Space and plumbing for a washing machine, space for a tall fridge/freezer if required.

### INTERNAL HALLWAY

Fitted cupboards which contain the electric consumer unit and alarm box plus the electric meter. 4 doors leading off, 2 to bedrooms, 1 to bathroom and 1 to lounge. Wall mounted thermostat for the central heating system.

### BEDROOM 1

Measurements taken at widest point.

Carpet flooring, single convector radiator with TRV, front facing white uPVC double-glazed window with pleasant views.

### BEDROOM 2

Carpet flooring, single convector radiator with TRV, rear facing white uPVC double-glazed window with views over the garden. 2 built in cupboards 1 of which houses the modern combi boiler and 1 of which is useful for storage.


### BATHROOM

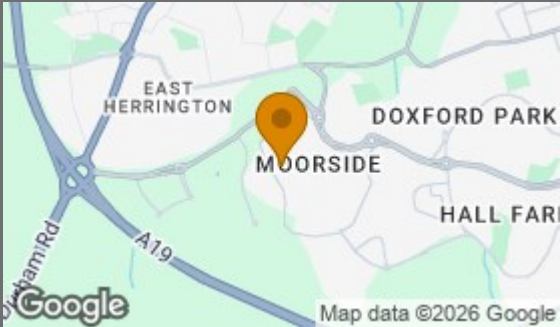
Vinyl mosaic effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, white sink with single pedestal and chrome tap, white P-Shaped bath with panel, curved glass shower screen over, chrome shower fed from the main combi boiler system. Chrome bath taps with shower head attachment. The bathroom walls are finished in a modern white ceramic tile with attractive chrome and glass mosaic border with uPVC cladding to the ceiling for a nice clean contemporary finish



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



### Good Life Homes - Lettings

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



### Contact

0191 565 6655

[info@goodlifelifehomes.co.uk](mailto:info@goodlifelifehomes.co.uk)

[www.goodlifelifehomes.co.uk](http://www.goodlifelifehomes.co.uk)

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