

Thomas Street
Ryhope
Sunderland
SR2 0RF



Thomas Street

£700 PCM

INTRODUCTION

AVAILABLE NOW- 3 DOUBLE BED MID TERRACE HOUSE IN POPULAR AREA

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Electric meter, electric fuse box, door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, single radiator, door leading off bedroom 1, door leading off to lounge.

BEDROOM 1

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

LOUNGE

Measurements taken at widest points.

Carpet flooring, double radiator, open plan staircase to the first floor landing. This is a lovely large lounge sufficiently proportioned to accommodate most furniture arrangements. Open plan doorway leading to kitchen.

KITCHEN

Laminate wood-effect flooring, range of wall and floor units in white with contrasting laminate work surfaces. Integrated electric oven, 4 ring induction hob, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for washing machine, space for tall fridge/freezer, recessed lights to ceiling, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear courtyard. Double radiator. Door leading off to bathroom.

BATHROOM

Laminate wood-effect flooring, white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps with separate shower fed from the main boiler system. The walls and ceiling are finished in a uPVC cladding, chrome towel heater style radiator.

FIRST FLOOR LANDING

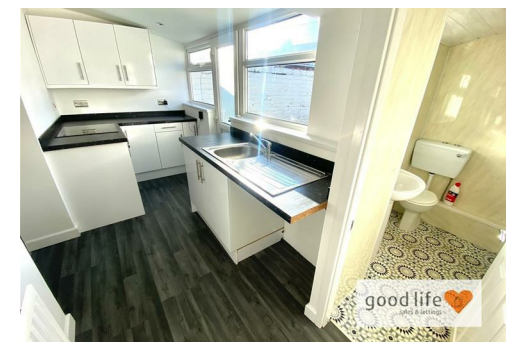
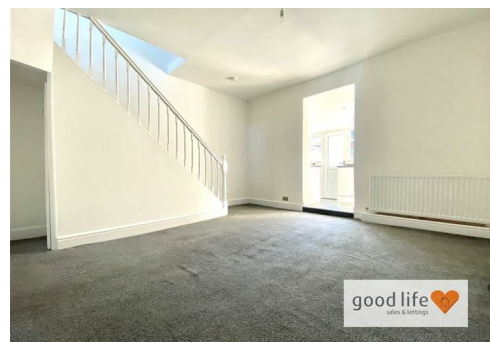
Recessed lights, 2 doors leading off to bedrooms 2 and 3.

BEDROOM 2

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is a large double bedroom.

BEDROOM 3

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This also a double bedroom.



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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