

Edwin Street  
Pallion  
Sunderland  
SR4 6RD



# Edwin Street

## £800 Per Month

### INTRODUCTION

TO LET UNFURNISHED - AVAILABLE NOW - 4 BEDROOMS 2 BATHROOMS - WELL PRESENTED ...

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, electric meter and fuse box concealed within the built in cupboard, gas meter to the left.

### RECEPTION ROOM 1

Laminate wood-effect flooring, 2 double radiators, front facing white uPVC double-glazed bay window. Wall mounted flat screen TV with remote control. Wireless remote thermostat on the wall.

### DINING KITCHEN

A lovely room. Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed patio doors leading out to rear courtyard, open plan staircase leading to first floor landing, door leading off to bedroom 2. Modern fitted kitchen with a range of wall and floor units in a white finish with contrasting wood-effect laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature Extractor chimney in stainless steel finish, double American style fridge/freezer. Central to the kitchen is an island unit with storage beneath and breakfast overhang and 2 stools.

### BEDROOM 1

Double radiator, rear facing white uPVC double-glazed window, light grey wood-effect laminate flooring, built in cupboard housing modern combi boiler. Double freestanding wardrobes providing some hanging space. To the rear of the bedroom is a shower room.

### SHOWER ROOM

Tiled flooring, radiator, white uPVC double-glazed window with privacy glass facing out onto rear courtyard. Toilet and sink built into vanity unit with concealed cistern, push button flush and chrome tap, walk in shower cubicle with shower rail and curtain, and shower fed from the main hot water system. The walls are finished in a uPVC cladding in its entirety.

### FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

### BEDROOM 2

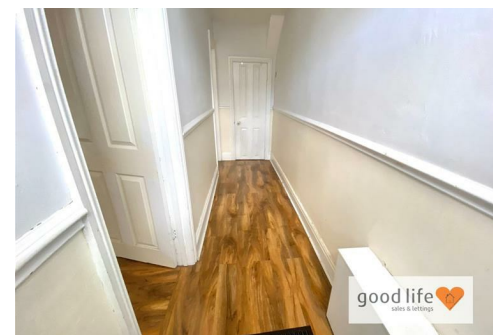
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Freestanding wardrobe with hanging storage and drawer space.

### BEDROOM 3

Carpet flooring, radiator, front facing white uPVC double-glazed window. All the bedrooms are large enough to fit a double bed.

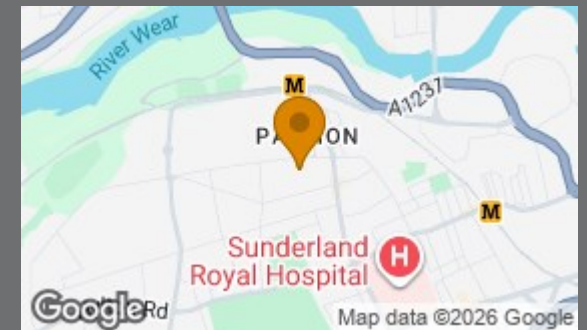
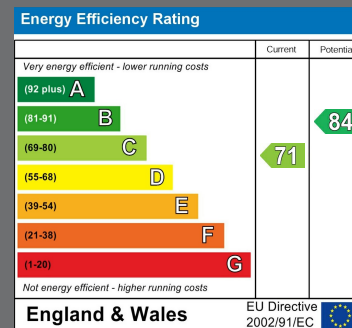
### BATHROOM

Vinyl tile effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Corner bath with chrome tap and showerhead attachment, shower rail and curtain, white toilet with low level cistern, white sink with single pedestal and chrome taps. Wall mounted circular mirror and wall mounted storage cupboard.



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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