

**STUART
EDWARDS**



Bainbridge Holme Road

, Sunderland SR3 1YP

- Spacious Semi Detached House
 - Lounge/Dining Room
- Cloakroom/wc & Bathroom
 - Mature Gardens
 - Part Furnished
- 4 Bedrooms
 - Kitchen & Utility Room
- Block Paved Driveway & Garage
 - Well Regarded Location

£1,350 PCM

Council Tax Band: D
EPC Rating: C

FULL DESCRIPTION

Spacious semi detached house situated in a popular and well regarded location.

The living accommodation comprises; entrance porch, hallway, cloakroom/wc, lounge/dining room, kitchen with appliances and utility room. To the first floor there's a landing with 4 bedrooms and a family bathroom leading off.

Externally a large block paved driveway leads to an integral garage to provide off road parking. The gardens are well laid to the front and rear with a decked patio area for outside dining.

Benefiting from gas central heating and having UPVC double glazing.

An extremely rare property to the rental market therefore early reservation is recommended to avoid disappointment.

ENTRANCE PORCH

UPVC double glazed door leading to double glazed porch.

HALLWAY

With laminate flooring, double radiator and stairs to the first floor landing.

CLOAKROOM/WC

Low level wc, vanity unit with storage, granite counter top and inset wash hand basin, part tiled walls, laminate flooring, spot lighting and extractor fan.

LOUNGE/DINING ROOM

11'6" x 23'5"

Feature fire surround with inset electric fire, two double radiators, laminate flooring and UPVC double glazed door to garden and door to kitchen.

KITCHEN

7'3" x 11'6"

Range of wall and floor units with laminate worktops and inset sink with mixer tap. Integrated dishwasher, fridge, double oven, hob and extractor hood. Radiator and spot lighting.

UTILITY ROOM

Large storage space with storage cupboard, vinyl flooring, plumbed for automatic washing machine, UPVC double glazed door to the garden, door to garage and composite door to the front.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM 1

11'10" x 9'1"

Radiator and fitted wardrobes.

BEDROOM 2

11'8" x 8'9"

Radiator.

BEDROOM 3

12'6" x 8'10"

Radiator.

BEDROOM 4

8'2" x 8'6"

Radiator.

BATHROOM

Close coupled wc, pedestal wash hand basin, panel bath with electric shower over and glass screen, extractor fan, heated towel rail, tiled walls and floor.

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

