



Westbury Street, Millfield, Sunderland

Monthly Rental Of £825

VERY SPACIOUS 4 BEDROOM MID TERRACE HOUSE

IMMACULATELY PRESENTED THROUGHOUT

3 FIRST FLOOR BEDROOMS

EPC RATING E

1 GROUND FLOOR BEDROOM

2 RECEPTION ROOMS

TO LET- AVAILABLE NOW!! VERY SPACIOUS 4 BEDROOM MID TERRACE HOUSE - IMMACULATELY PRESENTED THROUGHOUT - 3 FIRST FLOOR BEDROOMS - 1 GROUND FLOOR BEDROOM - 2 RECEPTION ROOMS - STYLISH MODERN KITCHEN & BATHROOM - REAR SECURE PARKING VIA REMOTE DOOR - FURTHER ON STREET PARKING TO FRONT. Located just off Hylton Road with convenient access to the city centre, bus routes, University and the Royal Hospital, the property is perfectly positioned for convenient access to all key areas. Viewing arrangements can be made by contacting the office.

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ACCOMMODATION

ENTRANCE HALL

Entrance via GRP door. Carpet flooring, radiator, carpeted stairs to first floor landing, built-in cupboard housing modern consumer unit and electric meter. Under stairs cupboard providing storage, door leading off to bedroom 4, door leading off to reception room 2.

RECEPTION ROOM 1 14' 0" x 12' 4" (4.26m x 3.76m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Double doors leading through to reception room 2. A large front reception room.

RECEPTION ROOM 2 12' 10" x 11' 6" (3.91m x 3.50m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading in entrance hall, double doors leading off to reception room 1, door leading off to kitchen.

BEDROOM 4 9' 5" x 7' 9" (2.87m x 2.36m)

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

KITCHEN 11' 7" x 7' 7" (3.53m x 2.31m)

Tiled flooring, GRP double-glazed door leading out to rear courtyard, white uPVC double-glazed window facing out to rear courtyard. Modern fitted kitchen with a range of wall and floor units in a grey gloss finish with wood-effect laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, space for tall fridge/freezer, granite style sink with single bowl, single drainer and matching Monobloc tap. Wall mounted modern Combi boiler, door leading off to rear lobby.

REAR LOBBY

Tiled flooring, plumbing for washing machine with work surface above for storage. Side facing white uPVC double-glazed window. Large built-in cupboard providing lots of useful storage. Door leading off to bathroom.

BATHROOM 7' 6" x 6' 3" (2.28m x 1.90m)

Tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Modern bathroom suite comprising; toilet with concealed cistern and push button flush, sink built into drawer unit with chrome tap, double shower cubicle in a walk-in style with fixed glass shower screen and shower fed from the main Combi boiler system



comprising; fixed overhead shower and separate hand held shower. The walls and ceiling are finished in uPVC cladding for maximum durability.

FIRST FLOOR LANDING

3 doors leading plus a pleasant landing space with rear facing white uPVC double-glazed window.

BEDROOM 1 12' 3" x 11' 3" (3.73m x 3.43m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in fitted wardrobes with 2 double doors with lots of hanging and storage space. This is a large double bedroom with full high ceilings by virtue of the dormers to the rear.

BEDROOM 2 9' 4" x 9' 4" (2.84m x 2.84m)

This is also a good size double bedroom with carpet flooring, radiator, rear facing white uPVC double-glazed window. Full height to the ceilings.

BEDROOM 3 8' 2" x 6' 6" (2.49m x 1.98m)

Single bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Full height ceilings.

EXTERNALLY

The rear courtyard has an remote control electric roller shutter providing comfortable vehicle access to the rear. Outside tap.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.