



good life

**1 Blakett Terrace
Sunderland, SR4 7XD**

Monthly Rental Of £800

AVAILABLE 2ND NOVEMBER

3/4 DOUBLE FRONTED COTTAGE

MODERN KITCHEN

EPC RATING E

Available from 2nd November 2017. Good Life are delighted to bring to the market this pleasant and stylishly presented 3/4 bedroom double fronted cottage situated just off Hylton Road minutes from the general hospital and Pallion Health Centre and positioned and accessed via pedestrian only walk way. The property has been stylishly renovated internally to create a modern, yet cosy home perfectly suited for a family or professional occupants. Benefiting from gas central heating, part double glazing, fabulous Moben kitchen and recently installed bathroom, this property is sure to impress anyone who is interested in viewing. Viewing therefore is unreservedly recommended.

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ACCOMMODATION

INTRODUCTION

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ENTRANCE HALL

Entrance via partially-glazed hardwood door, laminate wood-effect flooring, single convector radiator, electric meter, 3 doors leading off, 1 to lounge, 1 to lounge/bedroom 2, 1 to study/bedroom 4

BEDROOM 2 OR SECONDARY LOUNGE. 15' 0" x 12' 3" (4.57m x 3.73m)

Laminate wood-effect flooring, feature fire surround with natural stone hearth and back and built in real flame gas fire, original bay window with painted wooden panels and double glazed units inserted in to a wooden frame double convector radiator. The room is plastered with painted walls and is attractively and stylishly presented. Traditionally although the current occupant uses this as a secondary lounge, the traditional use of this room would be a bed room for the purposes of this description we could then call this bedroom 2 or secondary lounge.

LOUNGE 16' 2" x 11' 11" (4.93m x 3.63m)

Laminate wood-effect flooring, double convector radiator, wooden framed single-glazed window facing out on to the rear yard, door leading off to bedroom 3, door leading off to kitchen, plastered painted walls. There is a attractive cast iron fire place with complementary hearth. The room is attractively and stylishly presented.

STUDY/BEDROOM 4 12' 8" x 7' 5" (3.86m x 2.26m)

Laminate wood-effect flooring, carpet stairs to first floor bedroom, front facing wooden framed double-glazed window.



BEDROOM 1 21' 5" x 11' 11" (6.53m x 3.63m)

Accessed from bedroom 3. There are carpeted stairs leading to bedroom 1. The entire loft space has been converted to create a large and stylish bedroom making full use of the beams as a attractive feature. Carpet flooring. double convector radiator, wooden framed double-glazed velux style roof light, various cupboards making use of storage space within the eaves.

BEDROOM 3 11' 10" x 7' 8" (3.61m x 2.34m)

Laminate wood-effect flooring, single convector radiator, painted plastered walls. Wooden- framed single glazed windows facing out on to the rear yard.

KITCHEN 11' 4" x 7' 11" (3.45m x 2.41m)

Ceramic tile flooring, wooden- framed double glazed window facing out on to the rear yard. A range of wall and floor units in a white high gloss finish with Neff stainless steel integrated oven, Neff 4 ring gas hob with Neff feature extractor fan, stainless steel sink with bowl and a half plus single drainer with contemporary style monobloc tap. laminate work surface in a white granite effect finish with quartz effect chippings providing a very stylish and contemporary look. There is space for a tall fridge/freezer, space and plumbing for a washing machine and dryer. Partially-glazed door to rear lobby.

REAR LOBBY

Built in cupboard housing the combi boiler, partially-glazed door leading to rear yard, door leading to bathroom.

BATHROOM 7' 0" x 6' 9" (2.13m x 2.06m)

Laminate wood-effect flooring, single radiator, rear facing wooden framed double-glazed window with privacy glass. White bathroom suite in Victorian style comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with chrome taps, electric shower over, circular chrome shower rail and curtain. There are white tiles from floor to ceiling to both walls giving a clean and contemporary feel.

EXTERNALLY

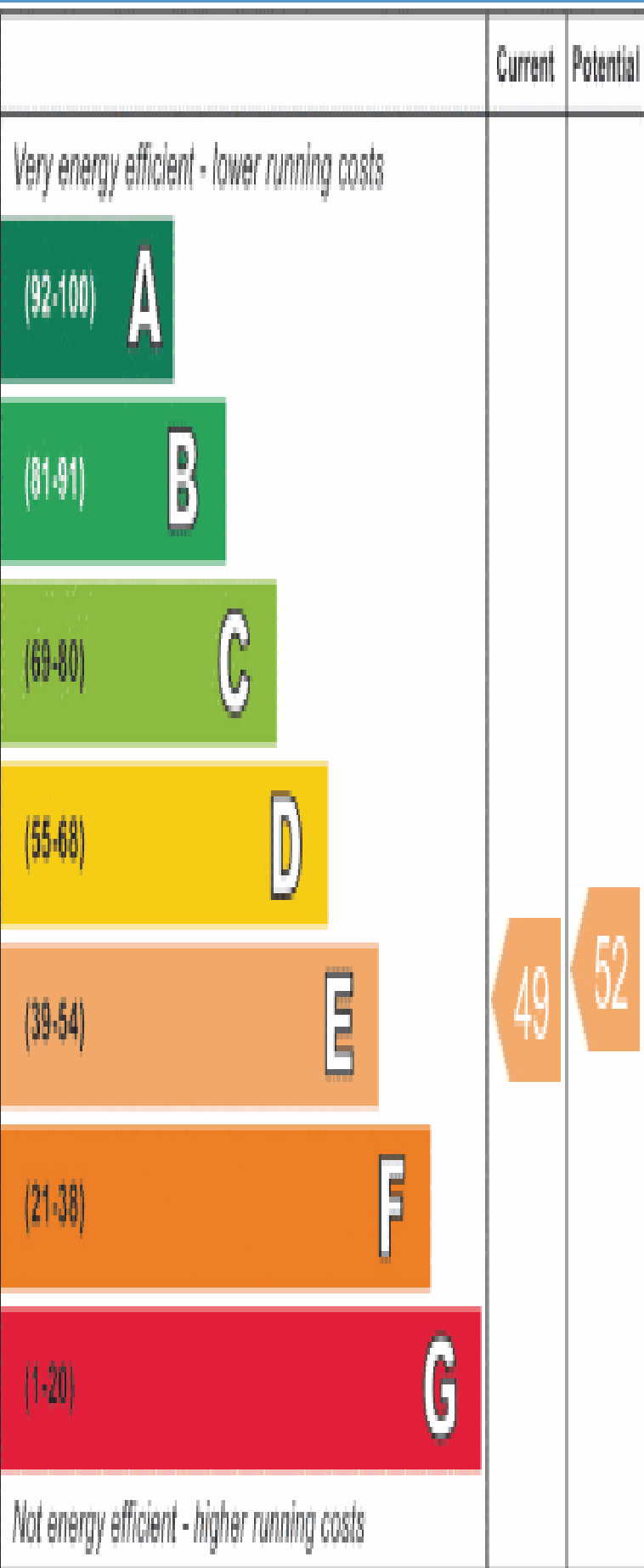
The property is entered via a private walk way which is pedestrian only leading to entrance to property. There is a small front garden with lawn on either side of a crazy paved pathway, with 2 steps leading to the front door. The rear yard has pedestrian only access. However, the brick party and rear wall has been rendered and painted white creating a pleasant place to sit and enjoy the sunshine, weather permitting.





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.

Energy Efficiency Rating

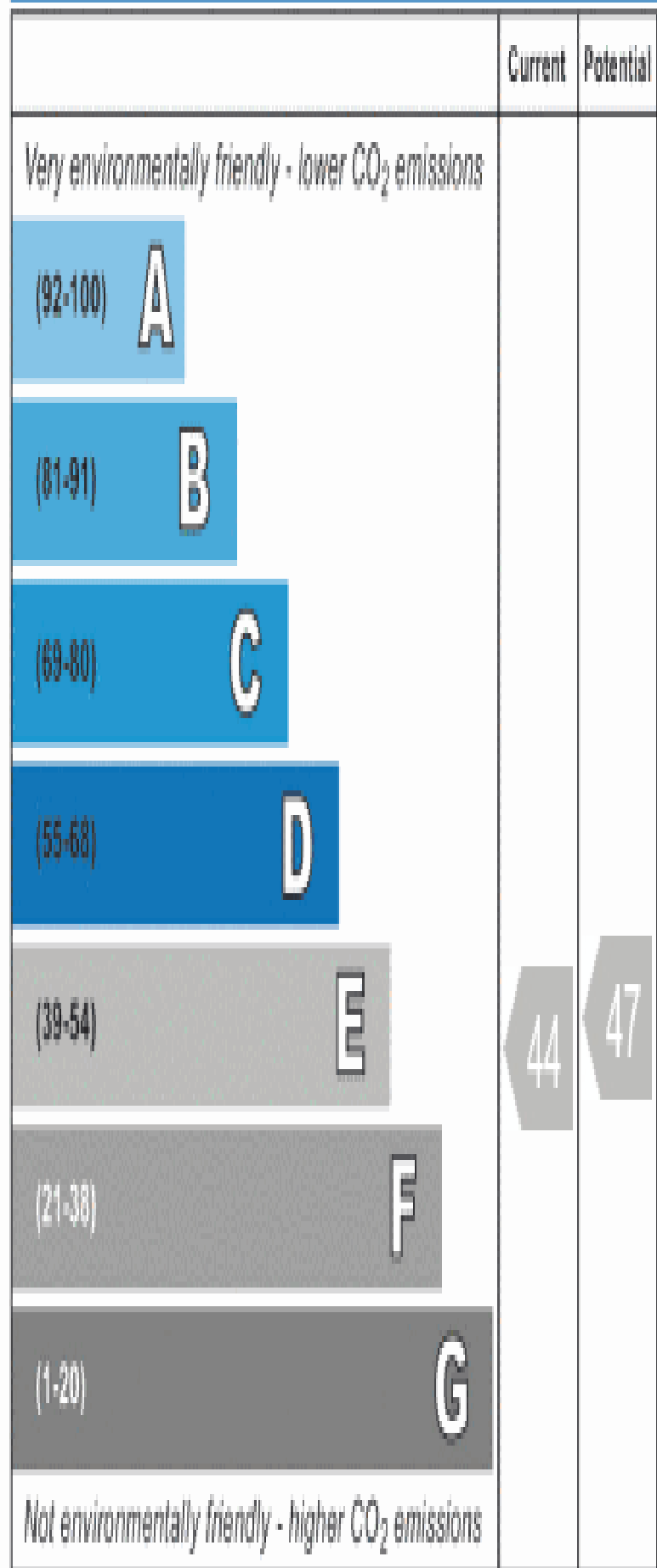


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC

