



Villette Road, Hendon, Sunderland

Monthly Rental Of £475

good life

2 BED FLAT

LOVELY BATHROOM

LARGE DOUBLE BEDROOM PLUS DECENT SINGLE BEDROOM

MODERN KITCHEN

EPC RATING E

**LOW COST CENTRAL ACCOMMODATION WITH CONVENIENT LINKS
INTO THE CITY CENTRE OR 15 MINUTE WALK**

TO LET - LOW COST (UNFURNISHED) WELL PRESENTED 2 BED FIRST FLOOR FLAT ABOVE SHOP - AVAILABLE NOW. Comprising; stairs to first floor landing, designer modern kitchen with integrated oven and hob, superb refurbished quality bathroom, spacious front lounge, double bedroom and single bedroom. Viewing arrangements can be made by contacting out local office.

46 Windsor Terrace , Sunderland, SR2 9QF
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ACCOMMODATION

ENTRANCE VESTIBULE

Entrance via secure new GRP entrance door, door leading to entrance hall.

ENTRANCE HALL

Laminate wood effect flooring, carpeted stairs to half landing.

HALF LANDING

Doors leading off to bathroom and kitchen.

KITCHEN 12' 0" x 7' 0" (3.65m x 2.13m)

New marble effect ceramic tiles, stylish new kitchen with a range of wall and floor units in a grey finish with wood effect laminate work surfaces, 4 ring ceramic hob and feature extractor fan, built-in oven and built-in microwave. Space and plumbing for a washing machine, space for a fridge/freezer, stainless steel sink with single bowl, single drainer and monobloc tap, door leading off to bathroom., wooden framed single glazed window.

BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m)

Marble effect ceramic tile flooring, stylish grey stone effect wall tiles, beautiful modern bathroom suite comprising; bath with panel, stylish chrome taps with fixed shower over and separate hand held shower plus glass shower screen, large sink with matching chrome tap built into stylish vanity unit, toilet with push button flush. Wooden framed single glazed window with privacy glass, uPVC double glazed window with privacy glass. LED lights to ceiling.

FIRST FLOOR LANDING

Single radiator, 3 doors leading off, 2 to bedrooms and 1 to lounge.

LOUNGE 16' 0" x 11' 5" (4.87m x 3.48m)

Measurements taken at widest points and into bay. Carpet flooring, double radiator, front facing wooden framed single glazed window.

BEDROOM 2 9' 10" x 7' 4" (2.99m x 2.23m)

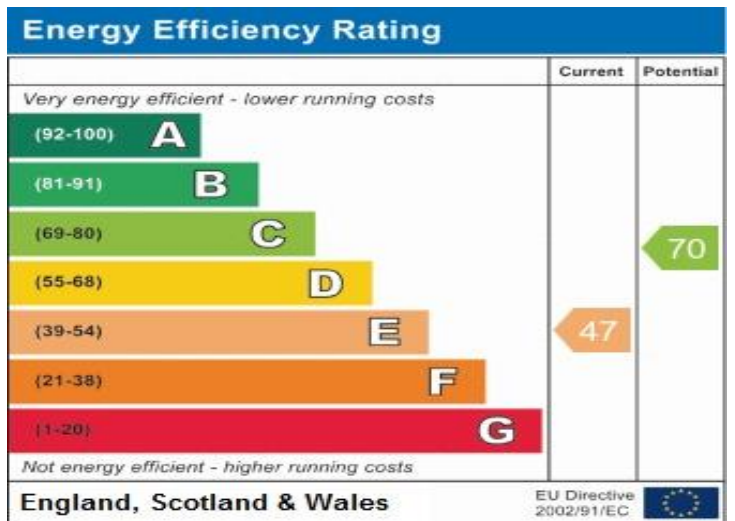
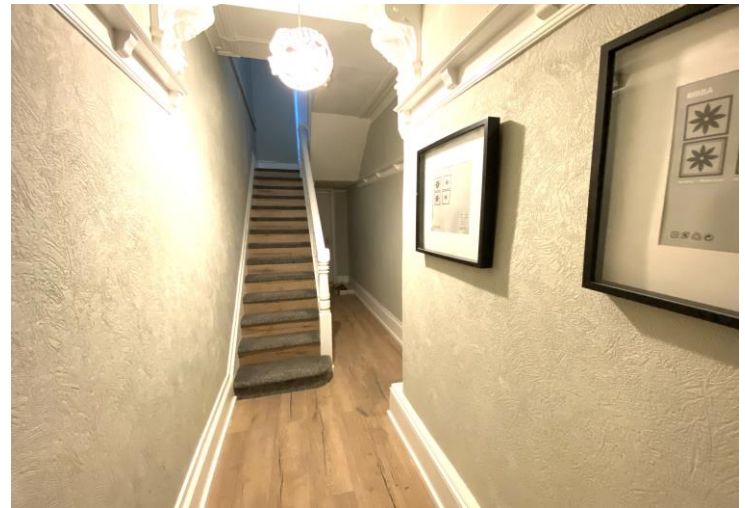
Carpet flooring, double radiator, front facing wooden framed single glazed window.



BEDROOM 1 14' 0" x 13' 0" (4.26m x 3.96m)

Carpet flooring, double radiator, rear facing wooden framed single glazed window. Built-in cupboard to one side of chimney breast providing storage.





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.