



Western Hill, Ryhope, Sunderland

Monthly Rental Of £860

AVAILABLE FROM 5TH AUGUST

3 BEDROOM UNFURNISHED SEMI DETACHED

POPULAR LOCATION

EPC RATING D

RECENTLY DECORATED

AVAILABLE FROM 5TH AUGUST- WELL PRESENTED THREE BEDROOM SEMI TO LET ON AN UNFURNISHED BASIS. We are delighted to offer to the rental market this well presented 3 bedroom semi-detached home in an popular location. Briefly comprising fitted kitchen, lounge through dining room, 3 first floor bedrooms and bathroom. Viewing arrangements can be made by contacting our local office

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Tiled flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, single radiator, understairs cupboard containing the gas and electric meters. Door leading off to kitchen.

KITCHEN

Tiled flooring, rear facing white uPVC double-glazed window. GRP security door leading to the rear. Door leading off to dining room, door leading off to entrance hall. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and built in extractor. Cream sink with single bowl, single drainer and chrome monobloc tap, space and plumbing for a washing machine, integrated fridge, integrated freezer.

LOUNGE DINING ROOM

Grey carpet flooring throughout, 2 double radiators, white uPVC double-glazed bow window to the front and white uPVC double-glazed window to the rear with pleasant views over the rear garden. Decorative fire surround in a wood-effect finish with polished stone with built in real flame gas fire. This is a super room which could be used as a large lounge or a lounge come dining area.

FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom, rear facing white uPVC double-glazed window.

BEDROOM 1

Grey carpet flooring, single radiator, front facing white uPVC double-glazed window with very pleasant views. 2 built in wardrobes providing storage.

BEDROOM 3

The room is L shaped. Suitable for a single bed. Grey carpet flooring, single radiator, front facing white uPVC double-glazed window with pleasant views. Built in cupboard which houses modern combi boiler.

BEDROOM 2



Grey carpet flooring, single radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens adjacent to the property. Built in cupboards either side of the chimney breast additional storage and hanging space.

BATHROOM

Vinyl flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Beige toilet with low level cistern, matching sink with matching pedestal and chrome tap and corner quadrant shower with shower fed from the main combi boiler system. The walls are finished to approx. half height in a stone effect ceramic tile with dado rail, uPVC cladding above.

EXTERNALLY

The property benefits from a pleasant rear garden with sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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.