



Roker Avenue, Roker, Sunderland

Monthly Rental Of £850

TO LET UNFURNISHED AVAILABLE NOW

4 BEDROOM MID TERRACE

WALKING DISTANCE TO ROKER MARINA AND SEA FRONT

EPC RATING (to follow)

LARGE OUTDOOR SPACE TO REAR WITH REMOTE DOOR ALLOWING VEHICLE ACCESS

1 BEDROOM ON GROUND FLOOR & 3 ON FIRST FLOOR

TO LET UNFURNISHED AVAILABLE NOW - 4 BEDROOM MID TERRACE - WALKING DISTANCE TO ROKER MARINA AND SEA FRONT - LARGE OUTDOOR SPACE TO REAR WITH REMOTE DOOR ALLOWING VEHICLE ACCESS - 1 BEDROOM ON GROUND FLOOR & 3 ON FIRST FLOOR - BATHROOM ON FIRST FLOOR PLUS ONE BEDROOM WITH SEPARATE WC AND WASH BASIN ... A large mid terraced home within walking distance of Roker Marina and sea front and/or St Peter's Campus and also within close proximity to transport links into town. Suitable for family occupation or sharing, the accommodation briefly comprises; ground floor; large lounge, bedroom, kitchen and utility. First floor; 3 bedrooms, bathroom (one bedroom upstairs has a separate WC and hand basin). Parking to rear via remote door. Viewing arrangements can be made by contacting our local office.

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ACCOMMODATION

ENTRANCE PORCH

Entrance via uPVC double-glazed door. Vinyl tile-effect flooring, electric meter. Partially-glazed door leading into entrance hall.

ENTRANCE HALL

Carpet flooring, double radiator, original staircase leading to half landing, additional double radiator. Understairs cupboard housing a modern consumer unit and gas meter and providing storage. 3 doors leading off 2 to reception rooms or potential 4th bedroom and 1 to kitchen.

LOUNGE 17' 4" x 15' 5" (5.28m x 4.70m)

Large front room. Carpet flooring, double radiator, front facing with uPVC double-glazed bay window. High ceilings with original covings, fireplace for decorative purposes only.

RECEPTION ROOM 2 OR POTENTIAL BEDROOM 4 15' 8" x 13' 4" (4.77m x 4.06m)

Carpet flooring, double radiator, white uPVC double-glazed window view views over rear courtyard. Fireplace for decorative purposes only.

KITCHEN 12' 4" x 9' 9" (3.76m x 2.97m)

Modern kitchen with laminate wood-effect flooring, double radiator, range of white wall and floor units with wood-effect laminate work surfaces, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring ceramic hob. The property comes with tall fridge/freezer, open plan to the utility.

UTILITY ROOM 7' 6" x 6' 9" (2.28m x 2.06m)

Laminate wood-effect flooring, white uPVC double-glazed window, white uPVC double-glazed door leading out to rear courtyard. Range of wall and floor units in a white finish with contrasting laminate work surfaces, additional stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space for washing machine and also space for a condensing drier if required.

HALF LANDING

Stairs to bathroom and stairs to front landing.

BATHROOM 11' 10" x 7' 4" (3.60m x 2.23m)



A large bathroom with vinyl wood-effect flooring, chrome towel heater style radiator, built in cupboard providing useful storage for toiletries etc. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with shower fed from the main Combi boiler system and glass shower screen over. The area around the bath is finished in a ceramic tile. Side facing white uPVC double-glazed window with privacy glass, extractor fan. Built in cupboard housing modern Combi boiler.

FRONT LANDING

3 doors leading off all to bedrooms.

BEDROOM 1 14' 5" x 13' 6" (4.39m x 4.11m)

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to en suite shower room.

EN-SUITE 6' 0" x 5' 7" (1.83m x 1.70m)

Vinyl tile-effect flooring, white sink with single pedestal and chrome tap, white toilet with low level cistern, corner quadrant shower with sliding doors. Please note the shower has been decommissioned but the toilet and sink are useable.

BEDROOM 2 15' 8" x 13' 0" (4.77m x 3.96m)

Double radiator, carpet flooring, front facing white uPVC double-glazed window.

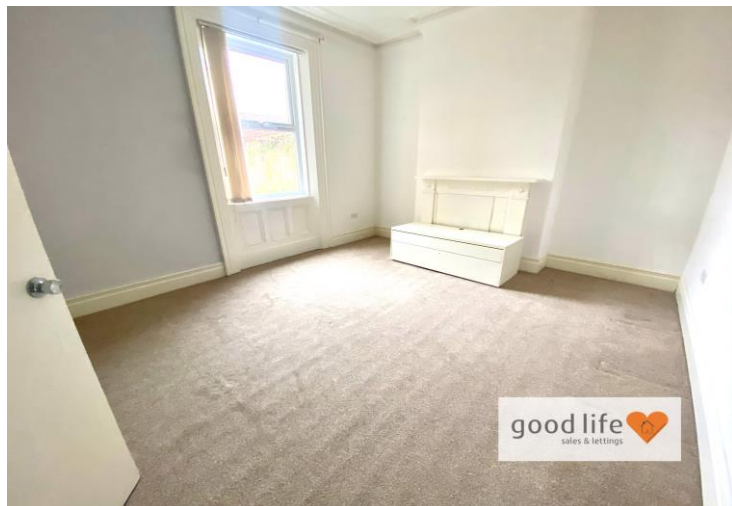
BEDROOM 3 9' 0" x 7' 3" (2.74m x 2.21m)

Carpet flooring, radiator, front facing white uPVC double-glazed window.

EXTERNALLY

The property has roller shutter garage door providing vehicle access if required. Old out building which is suitable for some storage only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.