



**good life**   
sales & lettings

## Dinsdale Cottages, Ryhope, Sunderland

**Monthly Rental of £500**

**AVAILABLE 21ST FEBRUARY**

**WELL PRESENTED**

**LARGE LOUNGE**

**1 DOUBLE BED COTTAGE**

**EPC RATING D**

**MODERN KITCHEN**

AVAILABLE FROM 21st FEBRUARY !!! VERY SPACIOUS WELL PRESENTED ONE DOUBLE BEDROOM MID TERRACE COTTAGE READY TO MOVE INTO ! Briefly comprising; entrance hall, double bedroom, spacious lounge with doors leading off to conservatory and to kitchen, modern kitchen, pleasant conservatory, bathroom with corner bath and separate shower. Externally to the rear there is additional secure storage plus gates opening to provide vehicle access. This is a lovely and quite rare layout which we wholeheartedly recommend for viewing. Viewing arrangements can be made by contacting our office.

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via white uPVC double glazed door. Carpet flooring, 2 doors leading off, 1 to bedroom 1 and 1 to lounge, double radiator, electric consumer unit.

### BEDROOM 1 13' 6" x 12' 5" (4.11m x 3.78m)

Measurements taken at widest points. Carpet flooring, double radiator, front facing white uPVC double glazed window, built-in cupboard in corner of room which contains gas meter.

### LOUNGE 16' 2" x 13' 9" (4.92m x 4.19m)

Measurements taken at widest point. Natural wood flooring, single radiator, white uPVC double glazed sliding doors leading out to conservatory. Door leading off to kitchen.

### KITCHEN 13' 4" x 7' 10" (4.06m x 2.39m)

Measurements taken at widest point. Vinyl wood effect flooring, double radiator, white uPVC double glazed window facing out to conservatory, partially-glazed door leading out to conservatory. Fitted kitchen with a range of wall and floor units in a light wood effect finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and extractor hood, dishwasher, under bench fridge, under bench freezer, space and plumbing for a washing machine. Stainless steel sink with single bowl, single drainer and matching monobloc tap, door leading off to rear lobby.

### BATHROOM 8' 8" x 8' 2" (2.64m x 2.49m)

Vinyl wood effect flooring, side facing white uPVC double glazed window with privacy glass, double convector radiator. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome tap, corner bath with chrome tap and separate shower cubicle with electric shower. The walls in the shower area are finished in a uPVC cladding, to the rest of the bathroom the walls are skimmed and painted with mosaic effect tiling around the bath, toilet and sink areas.

### CONSERVATORY 12' 10" x 7' 1" (3.91m x 2.16m)

Natural wood flooring, white uPVC double glazed sliding doors leading back in to lounge, double convector radiator, white uPVC double glazed French doors leading out to rear yard. The conservatory has a poly-carbonate roof and situated between the main house wall and the party wall to the rear yard making good use of the space.



### REAR YARD

Block paving style finish to the floor with wooden gates providing vehicle access from the rear. Additional external store.





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.