



Gleneagles Road, Grindon, Sunderland

Monthly Rental Of £750

TO LET UNFURNISHED

AVAILABLE NOW

LARGER STYLE 3 BEDROOM HOME

EPC RATING D

RECENTLY UPDATED

LARGE REAR CORNER PLOT GARDEN

TO LET UNFURNISHED - AVAILABLE NOW - LARGER STYLE 3 BEDROOM HOME - RECENTLY UPDATED - LARGE REAR CORNER PLOT GARDEN - AMPLE ON STREET PARKING ... Good Life Homes are delighted to bring to the rental market a larger style 3 bedroom home on Grindon which has had the benefit of a recent facelift and is available for occupation now. Briefly comprising; lounge, kitchen/dining room, 3 bedrooms, bathroom, large rear corner garden, on street parking. Viewing arrangements can be made by contacting the central lettings office.

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ACCOMMODATION

ENTRANCE PORCH

Entrance via GRP double-glazed door. Vinyl flooring, white uPVC double-glazed window, partially-glazed door leading into entrance hall.

ENTRANCE HALL

Vinyl flooring, carpeted stairs to first floor landing, 2 doors leading off, 1 kitchen/dining room and 1 to lounge.

LOUNGE 17' 8" x 11' 4" (5.38m x 3.45m)

Vinyl flooring, radiator, white uPVC double-glazed window, front and rear facing. Decorative fire surround in a painted finish with marble-effect hearth and back and built-in electric fire.

KITCHEN/DINING ROOM 17' 7" x 9' 4" (5.36m x 2.84m)

The room is L-shaped and measurements taken into widest points. Vinyl flooring, radiator, white uPVC double-glazed window, front and side facing, rear facing white uPVC double-glazed window. A modern fitted kitchen has been installed with integrated electric oven, 4 ring ceramic hob and extractor hood, stainless steel sink with Monobloc tap, space and plumbing for a washing machine, ample space for table and chairs, walk-in cupboard utilising space under the stairs which is the location of the gas meter, electric meter and gas Combi boiler. The cupboard also has a single-glazed wooden framed window with privacy glass. Wall mounted thermostat for the central heating boiler.

FIRST FLOOR LANDING

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

BATHROOM 6' 6" x 5' 2" (1.98m x 1.57m)

Newly refurbished white bathroom comprising toilet with low level cistern, sink built into vanity unit with chrome tap, bath with cladding panel, chrome shower with showerhead attachment and shower rail. Rear facing white uPVC double-glazed window. The walls are finished in a stylish ceramic tile, chrome towel heater style radiator.

BEDROOM 2 11' 10" x 9' 7" (3.60m x 2.92m)

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



BEDROOM 1 14' 9" x 9' 6" (4.49m x 2.89m)

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

BEDROOM 3 8' 7" x 8' 0" (2.61m x 2.44m)

Air vent, carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a large single bedroom but would accommodate a double bed.

EXTERNALLY

The property is set back from Gleneagles Road with a pleasant area of grass to the front and shared pathway which leads to 2 houses, 1 of which is this property. The property has a fairly large garden to the rear by virtue of the corner plot and presents an opportunity for some pleasant outdoor space but does require some general maintenance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			