



Gleneagles Road, Grindon, Sunderland

Monthly Rental of £650

2 DOUBLE BEDROOM SEMI DETACHED HOUSE

UNFURNISHED

OPEN PLAN LOUNGE/DINER

TO LET IMMEDIATELY

EPC RATING C

REAR GARDEN

TO LET IMMEDIATELY – 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE – UNFURNISHED – OPEN PLAN LOUNGE/DINER – REAR GARDEN – POPULAR GRINDON LOCATION. Good Life Homes are delighted to bring to the rental market this wonderful, ready to move into 2 double bedroom home situated in popular Grindon location close to local schools, transport links and amenities. Briefly comprising on the ground floor; entrance hall, open plan lounge/diner and kitchen. On the first floor are 2 spacious double bathrooms and family bathroom. Externally to the front is on street parking, and to the rear the property benefits from a lawn garden with sunny aspect. Viewing arrangements can be made by contacting our local office.

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ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double glazed door. Wood flooring, double radiator, white uPVC double-glazed window with privacy glass side facing. Carpeted stairs to first floor landing. 3 doors leading off; 2 to under stairs cupboards, one to lounge, one to kitchen.

LOUNGE 12' 0" x 11' 0" (3.65m x 3.35m)

Wood flooring, white uPVC double-glazed window front facing. Fire surround with hearth and back and built-in coal fire. Open plan into dining area.

DINING ROOM 7' 11" x 8' 7" (2.41m x 2.61m)

Wood flooring, double radiator, white uPVC double glazed window rear facing. Space for dining table and chairs.

KITCHEN 9' 1" x 8' 1" (2.77m x 2.46m)

Wood flooring, white uPVC double-glazed window rear facing. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting work surfaces. 4 ring ceramic electric hob with extractor chimney. Integrated microwave and oven. Integrated fridge and freezer. Washing machine. Sink with bowl and single drainer. Door leading out to rear garden.

FIRST FLOOR LANDING

Carpet flooring, white uPVC double-glazed window side facing. 3 doors leading off; 2 to bedrooms, 1 to bathroom. Loft hatch.

BEDROOM 1 14' 0" x 9' 11" (4.26m x 3.02m)

Carpet flooring, double radiator, white uPVC double-glazed window front facing. Wardrobe with sliding doors providing useful storage space. Door leading off to built-in cupboard providing storage space and which also houses the boiler. This is a double bedroom.

BEDROOM 2 10' 4" x 10' 2" (3.15m x 3.10m)

Carpet flooring, single radiator, white uPVC double-glazed window rear facing. This is also a double bedroom.



BATHROOM 5' 7" x 6' 7" (1.70m x 2.01m)

Tiled flooring, single radiator, white uPVC double-glazed window with privacy glass rear facing. White bathroom suite comprising of; toilet with low level cistern and push button flush, sink with pedestal and chrome taps, bath with panel and chrome taps. Handheld shower with glass shower screen. Extractor fan.

EXTERNALLY

Externally to the rear the property benefits from a mainly laid to lawn garden with sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.