

Rose Street  
Millfield  
Sunderland  
SR4 6AB



good life   
sales & lettings

# Rose Street

## £125,000

### INTRODUCTION

2 DOUBLE BED END OF TERRACE HOUSE - WAS FORMERLY 3 BEDROOM - GROUND FLOOR DINING ROOM - HUGE CENTRAL FABULOUS LOUNGE - BEAUTIFUL SHAKER STYLE KITCHEN - IMPRESSIVE BATHROOM WITH FREE STANDING BATH - FITTED WARDROBES TO BEDROOMS - NEW ROOF IN RECENT YEARS - ELECTRIC ROLLER SHUTTER VEHICLE ACCESS TO REAR ...

### ENTRANCE HALL

Entrance via recently replaced GRP double-glazed door. Stylish tile flooring, lovely carpeted stairs with brass runners, column radiator, panelled walls, under stairs cupboard providing storage. Partially-glazed door leading into reception room 1.

### RECEPTION ROOM 1

Measurements taken at widest points.

Laminate wood-effect flooring, column radiator, front facing white uPVC double-glazed window with fitted shutters. Panelled walls to approx. waist height around the whole room, lovely high ceiling. Double doors leading through to reception room 2 or main lounge.

### RECEPTION ROOM 2

A lovely large room with matching flooring to reception room 1 providing a lovely flow to both rooms through the double doors. 2 rear facing white uPVC double-glazed windows with built-in shutters. Gorgeous statement fireplace in a white finish with granite hearth and built-in cast fire and work fire. Feature panelled wall and lovely high ceilings. This is a very impressive room. Partially-glazed door leads through to kitchen

### KITCHEN

A superb fitted kitchen with a range of wall and floor units in a shaker style with chrome period style handles, natural work surfaces and large ceramic sink with single bowl, single drainer and Monobloc tap situated beneath a white uPVC double-glazed bow window. Range style large oven with 5 ring gas hob and feature extractor chimney in stainless steel finish, space and plumbing for a washing machine, space for under bench fridge, wall mounted modern Worcester Bosch Combi boiler and vertical column radiator in a graphite coloured finish. Archway leads to rear lobby.

### REAR LOBBY

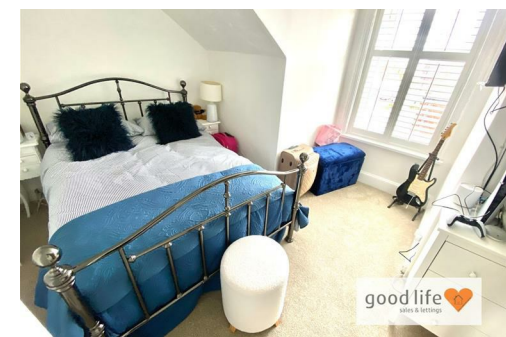
Ceramic flooring continued from the main kitchen, built-in recess providing space for a large fridge/freezer, white uPVC double-glazed door leading out to rear courtyard, door leading to bathroom.

### BATHROOM

Very stylish bathroom with tiled flooring, column radiator, white uPVC double-glazed window with privacy glass. White sink with gold effect taps, toilet with low level cistern, freestanding Victorian style bath with gold-effect clawed feet and matching tap with showerhead attachment. The walls are finished in a stylish ceramic tile with coving around the perimeter and recessed lights to ceiling.

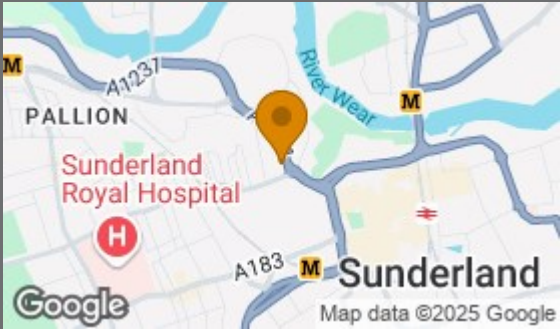
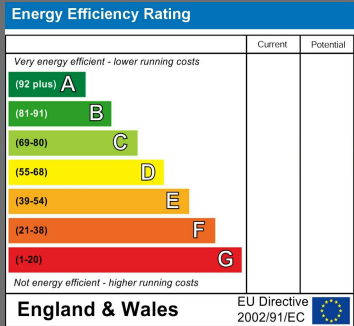
### FIRST FLOOR LANDING

2 doors leading off to bedrooms.



Local Authority  
Sunderland

Council Tax Band  
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements





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