

Oswald Terrace  
Grangetown  
Sunderland  
SR2 9RP



good life  
sales & lettings



# Oswald Terrace

## £550 Per Month

### INTRODUCTION

WELL PRESENTED 2 BED COTTAGE TO LET UNFURNISHED AVAILABLE IMMEDIATELY! In an extremely popular area just minutes walk from the centre of Grangetown and its amenities. Viewings can be arranged by contacting Sunderland Branch.

### ENTRANCE HALL

Carpet flooring, radiator concealed behind a radiator cover, loft hatch, 2 doors leading off, 1 to bedroom 1 and 1 to lounge.

### BEDROOM 1

Newly fitted carpet flooring, double convector radiator, 2 front facing uPVC double-glazed window with venetian blinds. Feature fire surround for decorative purposes only. Wallpaper creating a feature chimney breast and double French doors leading in to lounge.

### LOUNGE

Measurements taken at widest points.

Double French doors leading in to bedroom 1, door leading off to entrance hall, door leading off to bedroom 2 and door leading to the kitchen. Carpet flooring, single convector radiator, white uPVC double-glazed window facing out on to the rear yard with. Feature fire surround. Built-in cupboard providing shelving and storage space, TV aerial point.

### BEDROOM 2

Leading off the lounge. Carpet floor covering, single radiator, white uPVC double-glazed window over looking rear yard.

### KITCHEN

Vinyl wood-effect flooring, double convector radiator, white uPVC double-glazed window with views over rear yard. Range of modern wall and floor units in a light wood-effect finish with complementary laminate work surface. Integrated oven, 4 ring gas hob with integrated extractor fan. Stainless steel sink with single bowl, single drainer and matching Mono-bloc tap. Tall fridge/freezer and space and plumbing for a washing machine. Door leading off to the rear lobby.

### REAR LOBBY

Vinyl wood-effect flooring, built-in cupboard providing storage and which is also the location of the modern Combi boiler, white uPVC double-glazed door with privacy glass leading out on rear yard, door leading off to bathroom.

### BATHROOM

Vinyl wood-effect flooring, double convector radiator, rear facing white uPVC double-glazed window with privacy glass and fabric window blind. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps and electric shower over with shower rail. The bath area is tiled in a white and mosaic effect mix of ceramic tile providing a modern and tidy finish.



Local Authority  
Sunderland

Council Tax Band  
A

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



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



### Good Life Homes - Sales

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