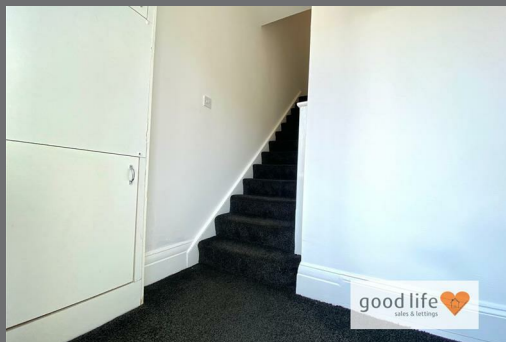
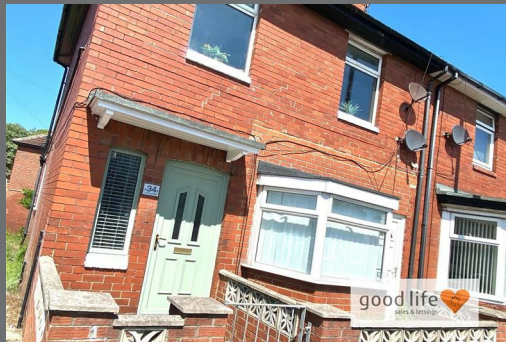


Leechmere Road  
Grangetown  
Sunderland  
SR2 9NB



# Leechmere Road

£69,995

## INTRODUCTION

BEAUTIFUL 1 DOUBLE BED FLAT - WELL PRESENTED & RECENTLY RENOVATED - GREAT LOCATION CLOSE TO ALL AMENITIES & SHOPS - AMPLE ON STREET PARKING TO FRONT & SIDE - READY TO MOVE INTO - WOULD SUIT FTB, DOWNSIZER OR POTENTIAL INVESTOR - ESTIMATED RENTAL ASSESSMENT £500 - £550 pcm - HAS GAS AND ELECTRICAL CERTS AS PREVIOUSLY RENTED - NO CHAIN ...

## ENTRANCE HALL

Attractive uPVC double-glazed door. Carpet flooring, built in cupboard housing gas meter and electric meter and electric consumer unit, white uPVC double-glazed window with privacy glass forward facing with built in blinds. Carpeted stairs to first floor landing.

## FIRST FLOOR LANDING

Wall mounted thermostat, 4 doors leading off, 1 kitchen, 1 to bathroom, 1 to bedroom and 1 lounge.

## KITCHEN

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor units in a light cream finish with wood-effect laminate work surface, integrated electric oven, 4 ring ceramic hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and matching taps. Under bench space for fridge, under bench space and plumbing for a washing machine. The vendor has advised the appliances can stay with the sale if necessary.

## BATHROOM

Ceramic tile flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome tap with showerhead attachment and glass shower screen over. The walls around the bath area are finished in a uPVC cladding and the remainder of the bathroom in a ceramic tile. Loft access from the bathroom.

## BEDROOM 1

A large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window, large built-in cupboard which houses modern Combi boiler. Smoke alarm and co2 alarm. TV ariel point.

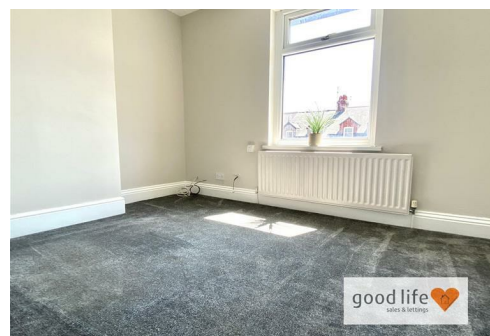
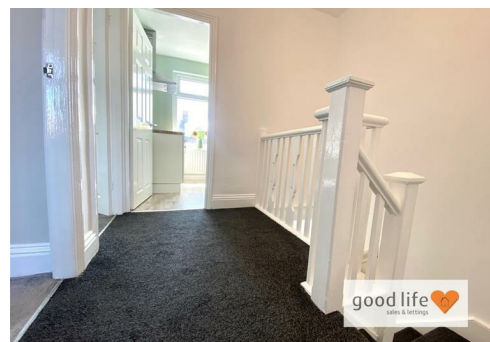
## LOUNGE

A lovely size lounge

Carpet flooring, radiator, front facing white uPVC double-glazed window with lots of light coming into the space. TV ariel point including satellite ariel. The room is large enough to accommodate most arrangements of furniture.

## EXTERNALLY

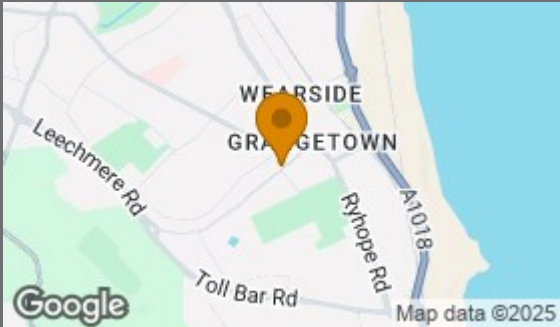
Ample on street parking to the front



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





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