

Gladstone Street
Roker
Sunderland
SR6 0HZ



Gladstone Street

£525 PCM

INTRODUCTION

TO LET PART FURNISHED - WELL MAINTAINED PART FURNISHED ONE DOUBLE BEDROOM FIRST FLOOR FLAT INCLUDING ENCLOSED PARKING TO REAR. Available now!! briefly comprising; entrance hall, lounge, double bedroom, kitchen, modern bathroom with shower over bath. uPVC double-glazing, gas central heating, all appropriate compliance certificates. For viewing arrangements, please contact our local office.

COMMON ENTRANCE

Well maintained entrance hall and stairs leading to private entrance to flat.

ENTRANCE HALL

Carpet flooring, single radiator, 3 doors leading off, 1 to bedroom, 1 to bathroom and 1 to lounge.

BATHROOM

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. White bath with panel, glass shower screen over, chrome tap with showerhead attachment. The walls around the bath area are finished in a uPVC cladding. Separate hand basin with chrome tap built into vanity unit and white toilet with low level cistern. Extractor fan.

DOUBLE BEDROOM

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

LOUNGE

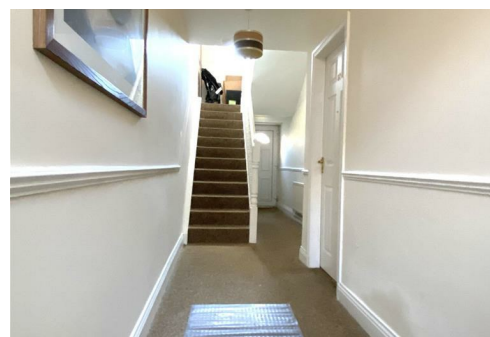
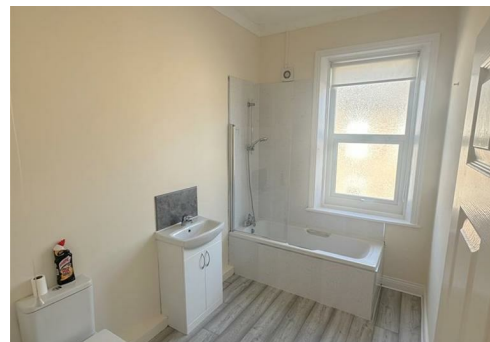
Carpet flooring, single radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing storage, door leading off to kitchen.

KITCHEN

Vinyl wood-effect flooring, single radiator, side facing white uPVC double-glazed window, wall mounted Combi boiler. Modern fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and built-in extractor. Stainless steel sink with single bowl, single drainer and matching taps. Washing machine and double fridge/freezer.

EXTERNALLY

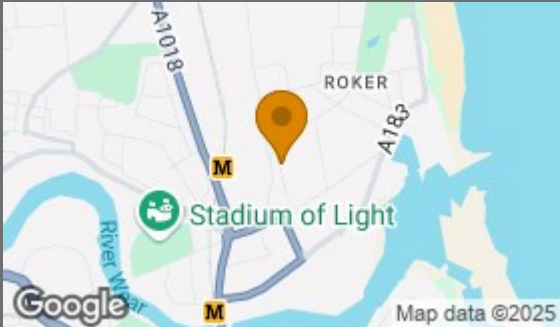
Manual roller shutter garage providing vehicle parking at least 1 vehicle plus on street parking to the front.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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