

Baxter Road
Town End Farm
Sunderland
SR5 4LJ



good life 
sales & lettings

Baxter Road

£645 PCM

INTRODUCTION

TO LET - BEAUTIFULLY PRESENTED 2 BED UNFURNISHED HOME AVAILABLE FROM NOW!! VIEWINGS CAN TAKE PLACE IMMEDIATELY!!

Briefly comprising; DRIVEWAY, open plan lounge, BREAKFASTING kitchen, two bedrooms and bathroom. Please note there is only a very small low maintenance garden to the rear. Viewing arrangements can be made by contacting our local office.

ENTRANCE HALL

Laminate wood-effect flooring, single radiator, open plan staircase to first floor landing, open plan to lounge.

LOUNGE

Laminate wood-effect flooring, double convector radiator, front facing white uPVC double glazed bow window. The staircase is open plan to the lounge, door leading off to the kitchen.

KITCHEN

Laminate tile-effect flooring, single convector radiator, rear facing white uPVC double glazed window, white uPVC double glazed door which leads out on to rear garden. Range of modern wall and floor units in a white high gloss finish with stainless steel effect oversize handles for a modern look. Integrated electric oven, 4 ring gas hob and feature extractor chimney and splash back all in matching stainless steel finish. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for a tall fridge/freezer, integrated dishwasher. Small breakfast bar, the stools will be left for prospective tenants.

EXTERNALLY

To the front there is driveway suitable for parking at least 1 vehicle, steps leading to uPVC double glazed front door.

Very small rear paved garden which provides for access refuse bins etc.

FIRST FLOOR LANDING

Loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM

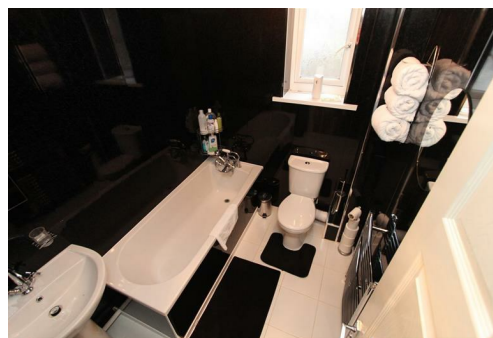
White ceramic tile flooring, chrome towel heater style radiator, rear facing white uPVC double glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap with shower head attachment. The walls are finished in a uPVC cladding as is the ceiling.

BEDROOM 1

Laminate wood-effect flooring, single convector radiator, front facing white uPVC double glazed window. Some fitted wardrobes providing some degree of storage and hanging space.

BEDROOM 2

Single radiator, rear facing white uPVC double glazed window. Fitted wardrobes providing some storage and hanging space.



Local Authority

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



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