

Rowlandson Terrace  
Grangetown  
Sunderland  
SR2 7SU



# Rowlandson Terrace

£70,000

## INTRODUCTION

2 BEDROOM FIRST FLOOR CONVERSION APARTMENT - BUILT WITHIN BEAUTIFUL PERIOD HOME - SUITABLE FOR IMMEDIATE OCCUPATION - ON STREET PARKING ...

## COMMUNAL ENTRANCE

Access to the flat is via a shared entrance hall which leads to a staircase to the first floor where there is an entrance door to flat 3.

## ENTRANCE VESTIBULE

Door leading directly to a staircase leading to first floor landing.

## FIRST FLOOR LANDING

Door leading to kitchen, stairs to front landing which has doors to 2 bedrooms and lounge.

## KITCHEN (10'5 x 8'2)

Tiled flooring, radiator, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, tiled splash back. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Wall mounted Combi boiler, space for tall fridge/freezer. Door leading off to a small utility area.

## SMALL UTILITY AREA

Plumbing for a washing machine, electric sockets and white uPVC double-glazed window with privacy glass. Door leading off to bathroom.

## BATHROOM (10'5 x 6'2)

Tiled flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with showerhead attachment fed from the main Combi boiler system, side facing white uPVC double-glazed window with privacy glass.

## FRONT LANDING

Built-in cupboards providing storage and hanging space, 3 doors leading off, 2 to bedrooms and 1 to lounge, single-glazed roof window with secondary glazing.

## LOUNGE (14'0 x 13'7)

Front facing white uPVC double-glazed window, radiator, carpet flooring.

## BEDROOM 2 (8'10 x 6'5)

Carpet flooring, radiator, single-glazed roof window with secondary glazing.

## BEDROOM 1 (15'3 x 13'10)

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

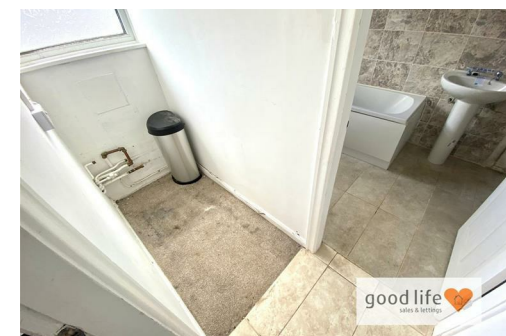
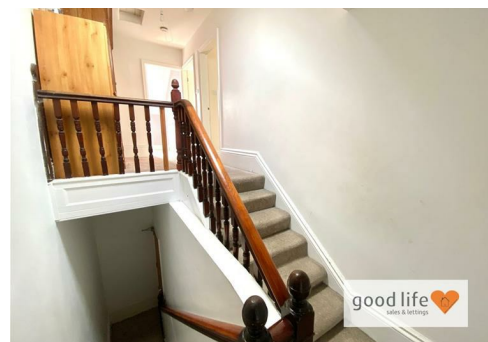
## EXTERNALLY

Please note that the rear courtyard and front garden belongs to the ground floor flat, and part of the rear courtyard is divided off for refuse bins for 2 and 3 which is accessed around the side of the property to the rear.

## GENERAL

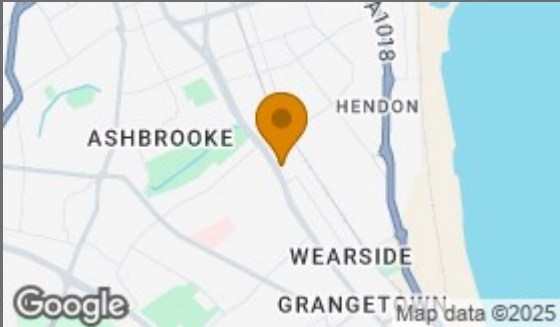
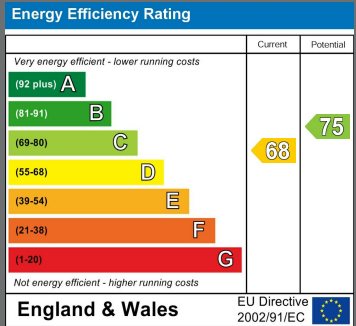
All services/appliances have not and will not be tested

The property is leasehold. There is 999 years from January 1983.



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





## Contact

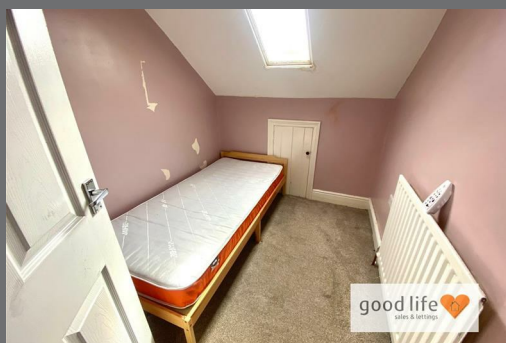
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