

Western Hill  
Ryhope  
Sunderland  
SR2 0AR



# Western Hill

## £920 PCM

### INTRODUCTION

AVAILABLE FROM 1st SEPTEMBER - WELL PRESENTED THREE BEDROOM SEMI TO LET ON AN UNFURNISHED BASIS.

### ENTRANCE VESTIBULE

Entrance via GRP double-glazed door. Tiled flooring, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, single radiator, under stairs cupboard containing the gas and electric meters. Door leading off to kitchen.

### KITCHEN

Tiled flooring, rear facing white uPVC double-glazed window. GRP security door leading to the rear. Door leading off to dining room, door leading off to entrance hall. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring ceramic hob and built in extractor. Cream sink with single bowl, single drainer and chrome monobloc tap, space and plumbing for a washing machine, integrated fridge, integrated freezer.

### LOUNGE/DINING ROOM

Grey carpet flooring throughout, 2 double radiators, white uPVC double-glazed bow window to the front and white uPVC double-glazed window to the rear with pleasant views over the rear garden. Decorative fire surround in a wood-effect finish with polished stone with built in real flame gas fire. This is a super room which could be used as a large lounge or a lounge come dining area.

### FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom, rear facing white uPVC double-glazed window.

### BEDROOM 1

Grey carpet flooring, single radiator, front facing white uPVC double-glazed window with very pleasant views. 2 built in wardrobes providing storage.

### BEDROOM 3

The room is L shaped. Suitable for a single bed

Grey carpet flooring, single radiator, front facing white uPVC double-glazed window with pleasant views. Built in cupboard which houses modern combi boiler.

### BEDROOM 2

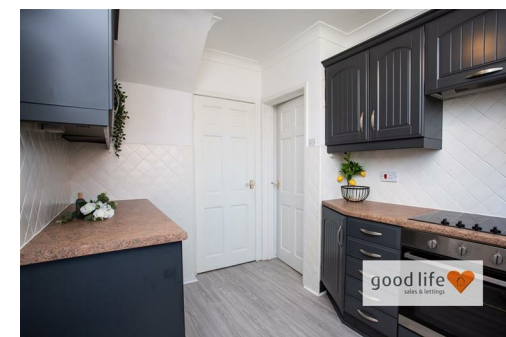
Grey carpet flooring, single radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens adjacent to the property. Built in cupboards either side of the chimney breast additional storage and hanging space.

### BATHROOM

Vinyl flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Beige toilet with low level cistern, matching sink with matching pedestal and chrome tap and corner quadrant shower with shower fed from the main combi boiler system. The walls are finished to approx. half height in a stone effect ceramic tile with dado rail, uPVC cladding above.

### EXTERNALLY

The property benefits from a pleasant rear garden with sunny aspect.



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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