

Raby Street  
Millfield  
Sunderland  
SR4 7EH



good life  
sales & lettings



# Raby Street

£800 PCM

## INTRODUCTION

AVAILABLE TO LET - THREE/FOUR BED UNFURNISHED MID TERRACED HOME IN POPULAR LOCATION.

## ENTRANCE HALL

Entrance via wooden door. Carpeted stairs to first floor landing, 6 doors leading off.

## BEDROOM 4/SECOND LOUNGE

Laminate flooring, radiator, white uPVC double-glazed window,

## LOUNGE/DINING ROOM

2 white uPVC double-glazed window, front and rear facing. 2 radiators, laminate flooring. 3 doors leading off, 1 to cupboard, 1 to kitchen and 1 to hallway.

## KITCHEN

White uPVC window, radiator, tile flooring. Recently installed modern fitted kitchen with a range of wall and floor units in a light stone-effect finish with contrasting laminate wood-effect work surfaces. The walls between the units are finished in a grey Metro tile. Integrated electric oven, integrated microwave, 4 ring hob, integrated extractor chimney. Stainless steel sink with single bowl and single drainer.

## BATHROOM

Tile flooring, uPVC double-glazed window with privacy glass, chrome towel heater style radiator, spot lights. White P-shaped bath with glass shower screen over, chrome bath taps with separate shower head fitting with hand held and overhead shower. Contemporary sink with stylish ceramic tap built into vanity unit and white toilet. Stone-effect tiles to the walls.

## FIRST FLOOR LANDING

3 doors leading off all to bedrooms.

## BEDROOM 1

Grey carpet flooring, radiator, uPVC window. 2 cupboards.

## BEDROOM 2

Grey carpet flooring, radiator, uPVC window, fireplace for decorative purposes.

## BEDROOM 3

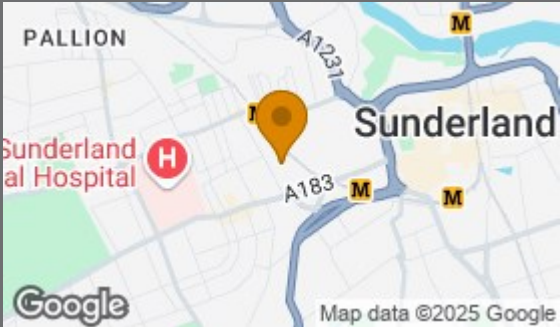
Grey carpet flooring, radiator, uPVC window.



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



### Good Life Homes - Lettings

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