

Toll Bar House
Ryhope Road
Sunderland
SR2 0AH



Toll Bar House

£650 PCM

INTRODUCTION

Available Now!!! Unfurnished 2 bed top floor flat with lift and magnificent sea views. Allocated parking, impressive lounge and south facing balcony. Excellent transport links into City right outside apartment block entrance. Briefly comprising; entrance hall, two double size bedrooms, superb lounge, bathroom with shower, kitchen. DSS acceptable with suitable guarantor.

ENTRANCE WAY

Stairs and a lift to the top floor, secure entrance door to entrance hall.

ENTRANCE HALL

Electric wall mounted heating, 6 doors leading off, 2 to cupboards, 2 to bedrooms, 1 to bathroom, 1 to lounge area. Cupboard 1 has hanging and storage space, cupboard 2 contains hot water cylinder. The property contains electric heating and electric hot water provision.

BATHROOM

Grey natural stone floor and wall tiles. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with shower head attachment, shower rail with shower curtain attached. Mirror, wall mounted vanity unit, chrome towel heater, shaving socket.

BEDROOM 1

Cream carpet flooring, white uPVC double glazed window which is south facing, wall mounted electric heater, TV sockets.

BEDROOM 2

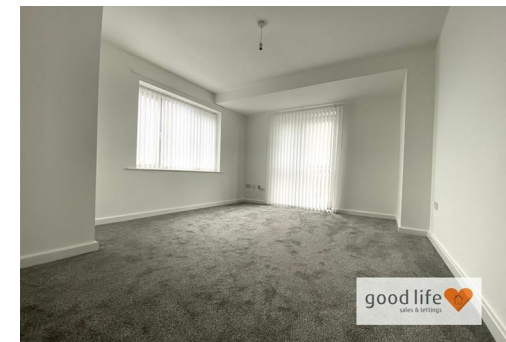
Cream carpet flooring, electric heater, white uPVC double glazed window, south facing with sea views.

LOUNGE

Vinyl wood effect flooring, two panoramic uPVC double glazed windows east facing with magnificent un-obscured sea views. UPVC double glazed French door leading onto a south facing balcony with sea views. Two electric wall mounted heaters. Leading off the lounge is the kitchen.

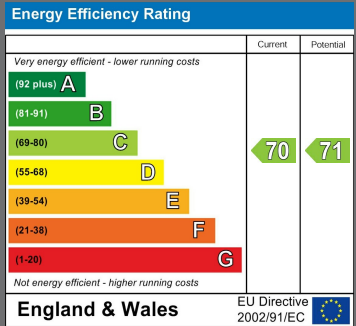
KITCHEN

Wood effect vinyl flooring, range of wall and floor units in a light wood effect finish. Electric integrated oven, ceramic 4 ring hob, stainless steel extractor hood, stainless steel sink with single bowl, single drainer and chrome monobloc tap. Recessed lighting. Some white goods.



Local Authority
Sunderland

Council Tax Band
B



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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