

Roselea Avenue  
Ryhope  
Sunderland  
SR2 0RZ



# Roselea Avenue

## £650 Per Calendar Month

### INTRODUCTION

TO LET UNFURNISHED - 2 BEDROOMS - GREAT LOCATION - WELL PRESENTED - DRIVEWAY PARKING - WELL MAINTAINED GARDEN TO REAR - AVAILABLE NOW ...

### ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, radiator, carpeted stairs to first floor landing. Door leading off to lounge.

### LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views, wall mounted electric fire, built in recess providing some shelving and storage. Door leading off to kitchen

### KITCHEN

Tiled flooring, radiator, rear facing white uPVC double-glazed window with views over the garden, understairs cupboard providing useful additional storage and also the location of the gas combi boiler, white uPVC double-glazed external door leading to the side of the property. Modern fitted kitchen with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surface. Integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish, integrated under bench freezer, integrated under bench fridge, integrated washing machine. So, everything that you could need. Stainless steel sink with single bowl, single drainer and monobloc tap. Recessed lights to ceiling. This particular style of property has the bathroom on the ground floor and door leads off to bathroom.

### BATHROOM

Very well appointed bathroom with tiled flooring and walls, chrome towel heater style radiator and rear facing white uPVC double-glazed window with privacy glass, extractor fan. White bathroom suite comprising of, toilet with low level cistern, sink built into drawer unit with chrome tap, double walk in shower cubicle with glass sliding doors and shower fed from the main combi boiler system.

### FIRST FLOOR LANDING

Side facing white uPVC double-glazed window, loft hatch, 2 doors leading off to bedrooms.

### BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed. Fitted wardrobes to 1 wall providing a good degree of storage.

### BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Extensive fitted wardrobes to 1 wall providing a good degree of storage and hanging space.

### EXTERNALLY

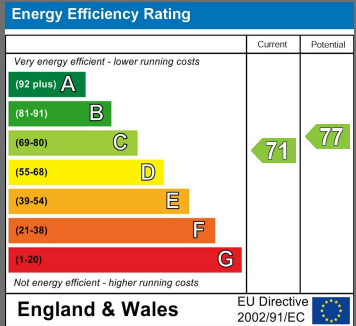
The property has a block paved driveway with dropped kerb, well maintained front garden.

The property benefits from a rear garden with patio, step leading down onto a lawn, perimeter fencing providing a degree of privacy. The garden enjoys a sunny aspect at various times of the day.



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





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