

York Street
New Silksworth
Sunderland
SR3 1BU



York Street

£550 PCM

INTRODUCTION

AVAILABLE NOW- TO LET UNFURNISHED - SUPERB 2 BED MID TERRACED COTTAGE IMMACULately PRESENTED.

ENTRANCE VESTIBULE

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

ENTRANCE HALL

Carpet flooring, double radiator, standard gas meter and electric consumer unit. 3 doors leading off to bedroom 1, bedroom 2 and lounge.

BEDROOM 1

Measurements taken at widest points.

Very large front bedroom with recently installed carpet flooring, double radiator, front facing white uPVC double-glazed window with views towards the garden plot. Electric sockets and tv aerial point mounted on the chimney breast offering the potential for wall mounted tv.

BEDROOM 2

Small double or good single single bedroom.

Newly laid carpet flooring, double radiator, rear facing white uPVC double-glazed window with views over rear court yard.

LOUNGE

Measurements taken at widest points

Very pleasant lounge with newly laid carpet flooring, electric fire, tv aerial point, BT open reach socket, large double radiator. Door leading off to the kitchen.

KITCHEN

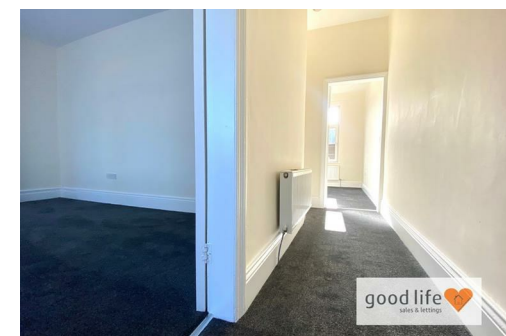
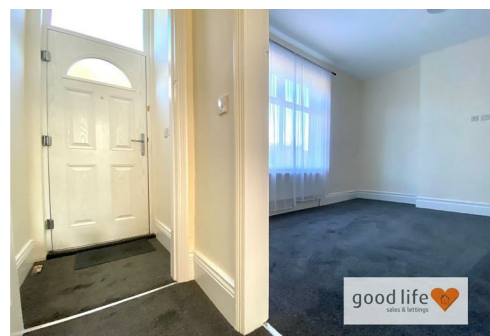
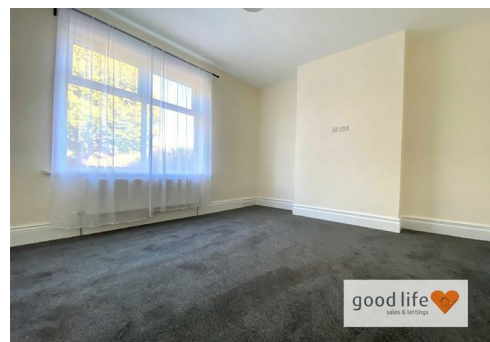
Laminate wood-effect flooring, double radiator, white uPVC double-glazed window facing out onto rear yard, white uPVC double-glazed door leading out directly to rear yard. Modern fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and matching monobloc tap. Space and plumbing for washing machine, built in cupboard housing the combi boiler, space for tall fridge/freezer. Door leading off to bathroom.

BATHROOM

Laminate wood-effect flooring, chrome towel heater style radiator, white uPVC double-glazed window with privacy glass facing out to rear yard. White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome tap and separate electric shower over with shower rail and curtain. The walls and ceiling are finished uPVC cladding.

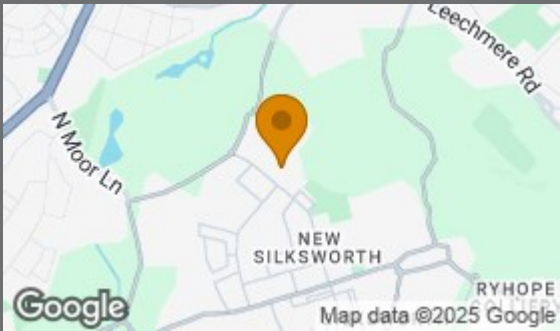
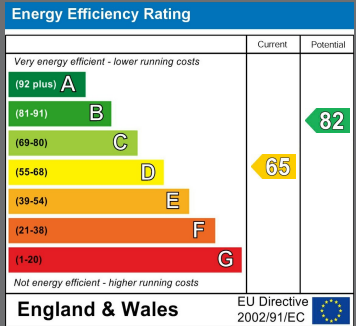
REAR YARD

The property benefits from a rear yard with corrugated carport and up and over garage door providing vehicle access and parking



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



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifelifehomes.co.uk

www.goodlifelifehomes.co.uk

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