

Edwin Street
Pallion
Sunderland
SR4 6RD



Edwin Street

£675 PCM

INTRODUCTION

TO LET UNFURNISHED - AVAILABLE NOW - 2 BEDROOM MID TERRACED HOME ON ONE LEVEL - PALLION LOCATION CLOSE TO SHOPS, HOSPITAL & TRANSPORT LINKS - NICELY DECORATED IN BRIGHT BOLD COLOURS - GAS CENTRAL HEATING AND DOUBLE GLAZING - IMPRESSIVE BATHROOM WITH SEPARATE BATH AND WALK-IN WET-ROOM STYLE SHOWER - MODERN KITCHEN WITH INTEGRAL OVEN/HOB & EXTRACTOR - OUTDOOR SPACE TO REAR WITH POTENTIAL PARKING PLUS AMPLE ON STREET PARKING TO FRONT ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, cupboard containing electric consumer unit and meter, radiator. Doors leading off to bedroom 1, bedroom 2 and lounge.

BEDROOM 1

Large double bedroom.

Carpet flooring, doubler radiator, front facing white uPVC double-glazed bay window, gas meter cupboard.

BEDROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. This is a decent size single bedroom.

LOUNGE

Carpet flooring, double radiator, feature chimney breast stripped back to brick with electric socket to allow for a portal fire or TV. Steps leading to kitchen.

KITCHEN

Laminate wood-effect flooring, double radiator, white uPVC door leading out to rear courtyard. Fitted kitchen with a range of wall and floor units in a white finish with wood-effect laminate work surfaces. Wall mounted Combi boiler, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space for tall fridge/freezer, Integrated electric oven, 4 ring ceramic hob, feature extractor chimney in stainless steel finish. White uPVC double-glazed window facing out onto rear courtyard, door leading off to bathroom.

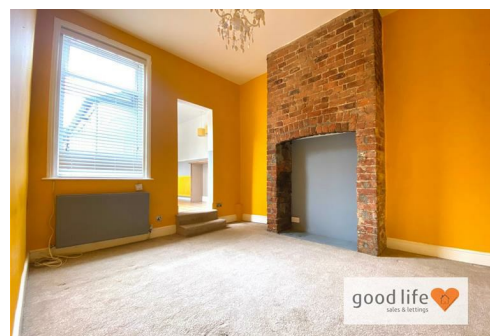
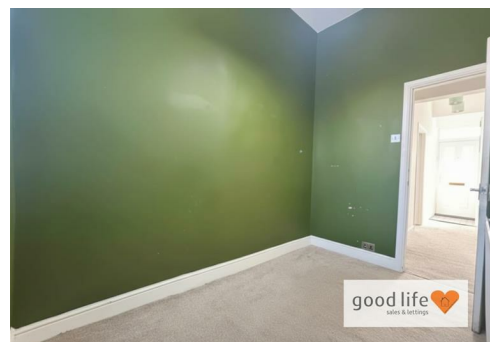
BATHROOM

The room is L-shaped.

Vinyl flooring, radiator, white uPVC double-glazed window with privacy glass facing onto rear courtyard. Bath with panel and chrome taps, toilet with low level cistern, sink with single pedestal and chrome tap with mirror above. Separate walk-in wet room style shower with tiled floor and walls and shower fed from the main Combi boiler system. Recessed lights to ceiling.

EXTERNALLY

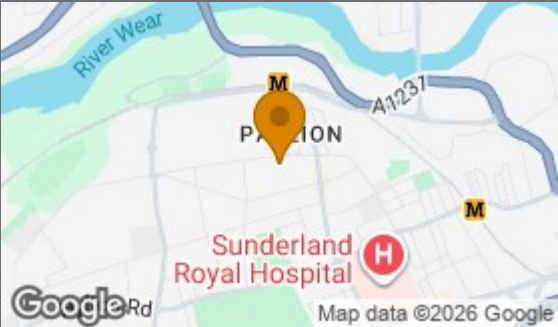
Roller shutter garage door vehicle access if required.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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