

Argyle Street  
Sunderland  
SR2 7DH



# Argyle Street

£595 PCM

## INTRODUCTION

AVAILABLE NOW WITH GAS AND ELECTRIC INCLUDED IN THE RENT! Good Life are delighted to offer to the market this conveniently located, 1 bedroom unfurnished apartment situated just opposite Park Lane Interchange and Metro. Viewing arrangements can be made by contacting our office the earliest opportunity.

## ENTRANCE HALL

Entrance via secure door access to flat c. Carpet flooring, 4 doors leading off, 1 to bedroom, 1 to lounge, 1 to kitchen/dining room and 1 to bathroom.

## LOUNGE

Carpet flooring, double convector radiator, front facing white uPVC double-glazed window.

## BEDROOM 1

Carpet flooring, single convector radiator, front facing white uPVC double-glazed window.

## BATHROOM

Vinyl tile-effect flooring, single convector radiator, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, bath taps with shower head attachment and glass shower screen over. There is also a shaving socket.

## KITCHEN/DINER

Carpet flooring and vinyl tile-effect flooring, double convector radiator, rear facing white uPVC double-glazed window. A range of wall and floor units in a light wood-effect finish with contrasting laminate work surface, stainless steel sink with single bowl, single drainer and matching mono-bloc tap, integrated electric oven, 4 ring gas hob and feature extractor chimney all in stainless steel finish.



Local Authority

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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