

Clinton Place
East Herrington
Sunderland
SR3 3SN



Clinton Place

£700 Per Month

INTRODUCTION

TO LET UNFURNISHED - SOUGHT AFTER EAST HERRINGTON LOCATION - AVAILABLE NOW - 2 DOUBLE BEDROOM - KITCHEN DINER - LOVELY REAR GARDEN - AMPLE ON STREET PARKING ...

ENTRANCE HALL

Carpet flooring, front facing uPVC single-glazed window with privacy glass, carpeted stairs to first floor landing, radiator, understairs cupboard. Door leading off to lounge, door leading off to kitchen.

LOUNGE

Recently replaced carpet flooring, radiator, front facing white uPVC double-glazed bow window with pleasant views. Fire surround in a wood effect finish with chrome effect fire sat on a granite hearth.

KITCHEN

Tile flooring, radiator, rear facing white uPVC double-glazed window with views over the large garden. 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 electric hob, feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and monobloc tap, space and plumbing for a washing machine, space for a tall fridge/freezer, wall mounted modern combi boiler. Ample space for dining table and chairs. Door leading off to rear lobby.

REAR LOBBY

Door leading off to storage cupboard, door leading off to WC and door leading to rear passage way.

W C

Tiled flooring, toilet with low level cistern.

REAR PASSAGE

Extending from a front side door and offering direct access via an external door to the rear garden with built in cat flap. Ample storage in this passageway but there is the former coal house which provides additional storage, former wash house which also provides additional storage and a Belfast sink with cold water supply an uPVC single-glazed window, electric sockets and lights. This is a handy additional storage space.

FIRST FLOOR LANDING

Side facing white uPVC single-glazed window, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Very large front bedroom.

Carpet flooring, radiator, 2 front facing uPVC windows, the large of which is double-glazed and smaller which is single-glazed. Built in cupboard providing some shelving for storage.

BEDROOM 2

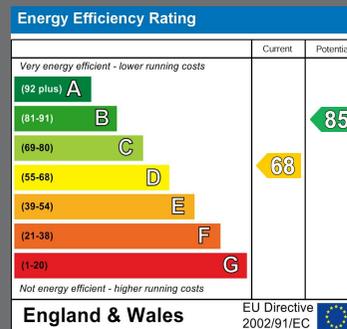
Also a good size bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with pleasant views over garden and neighbouring gardens, built in cupboard providing some shelving and storage space.



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



Good Life Homes - Lettings

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

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