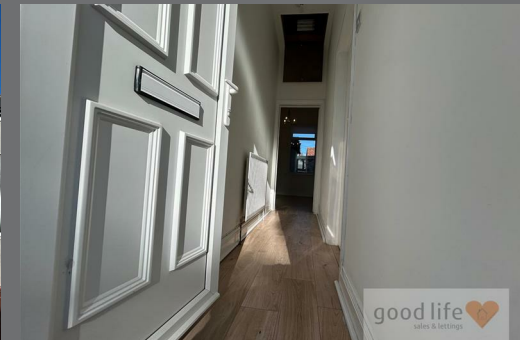


Rutland Street
Pallion
Sunderland
SR4 6QB



Rutland Street

£595 Per Month

INTRODUCTION

AVAILABLE NOW - WELL PRESENTED 2 BEDROOM MID TERRACE - CLOSE TO HOSPITAL & PALLION SHOPPING CENTRE - NICE LOCATION WITH OPEN ASPECT - AMPLE ON STREET PARKING TO FRONT

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Electric meter, new landlord compliant electric consumer unit. Single radiator. Door leading off to bedroom 1, door leading off to lounge.

BEDROOM 1

Double bedroom.

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window with roller blind, original fireplace with a painted surround. Lovely high ceilings.

LOUNGE

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. Door leading off to kitchen, door leading off to bedroom 2.

BEDROOM 2

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

KITCHEN

Compact but well presented kitchen with modern fitted units in a white high gloss finish with contrasting laminate wood-effect work surface, stainless steel sink with stainless steel hot and cold taps, under bench space and plumbing for washing machine, space for freestanding gas cooker, space for tall fridge/freezer. Open plan to small rear lobby.

REAR LOBBY

White uPVC double-glazed window, wall mounted combi boiler (with valid landlord gas safety certificate) door leading off to bathroom.

BATHROOM

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Toilet with low level cistern, bath with chrome taps, sink with pedestal and chrome taps. UPVC ceiling.

EXTERNALLY

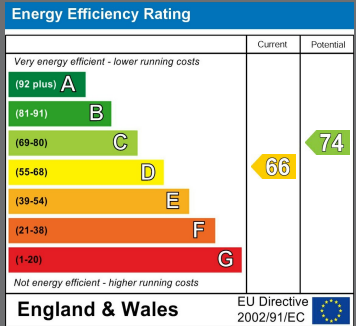
On street parking to the front.

Pedestrian gated access for refuse bins and potential for small outdoor seated area needed.



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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