

Bowness Street  
Town End Farm  
Sunderland  
SR5 4LA



# Bowness Street

## £795 PCM

### INTRODUCTION

TO LET UNFURNISHED - 3 BEDROOMS - MODERNISED & WELL PRESENTED - GARAGE & PARKING TO REAR - AVAILABLE NOW ...

### ENTRANCE PORCH

Laminate wood-effect flooring, white uPVC double-glazed windows and white uPVC double-glazed door leading into. Partially-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpeted stairs to first floor landing, understairs cupboard, radiator, door leading off to reception room 1, door leading off to kitchen

### RECEPTION ROOM 1

Lovely size lounge.

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Wall mounted electric fire.

### DINING ROOM

Carpet flooring, double radiator, uPVC sliding doors leading out to rear garden. The room is partially open plan to the lounge and is a very pleasant space with door leading off to the kitchen.

### KITCHEN

Modern kitchen with laminate wood-effect flooring, rear facing white uPVC double-glazed window and white uPVC door leading out to rear garden. Modern fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate wood-effect work surfaces. Integrated electric oven, integrated 4 ring ceramic hob with feature extractor chimney in stainless steel finish and glass splash back. Stainless steel sink with single bowl, single drainer and matching monobloc tap, space and plumbing for a washing machine. Door leads off to entrance hall.

### FIRST FLOOR LANDING

Loft hatch, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BATHROOM

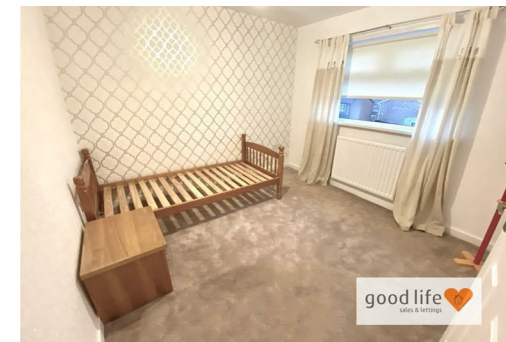
Recently renovated bathroom with tiled floor and tiled walls in a stylish choice, chrome towel heater style radiator, white toilet with low level cistern, white sink built into vanity unit with chrome tap, p-shaped bath with glass shower screen over, chrome taps and separate shower fed from the main combi boiler system. Rear facing white uPVC window with privacy glass. Recessed lights to ceiling and extractor fan.

### BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Fitted cupboard with some storage and which also contains the combi boiler.

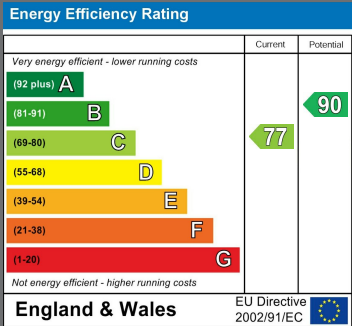
### BEDROOM 3

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window with pleasant views. Large built in cupboard providing some useful additional storage. This is a single bedroom and measurements taken at widest points.



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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