Rainton Street

Millfield
Sunderland
SR4 7DE

good life
sales & lettings

Rainton Street

£65,000

INTRODUCTION
A one bedroom, single storey mid terrace home in Millfield, conveniently placed for Chester Road with NO ONWARD CHAIN. Formerly arranged as a two bedroom property, it now offers a double bedroom with extensive fitted wardrobes and a generous 19ft lounge with a small conservatory extension opening onto the rear yard. The fitted kitchen, bathroom and enclosed outside space complete a practical home that could appeal to a first time buyer or a buy to let investor.

ENTRANCE VESTIBULE
A white uPVC double glazed entrance door opens from the street into the vestibule, with laminate wood effect flooring, the electric meter and a partially glazed door to the entrance hall.

ENTRANCE HALL
Laminate wood effect flooring, radiator and doors to the bedroom and lounge.

BEDROOM
A double bedroom with carpet flooring, double radiator and a front facing white uPVC double glazed window. Extensive fitted wardrobes along one wall provide storage and hanging space. The stated measurement is taken to the wardrobes and excludes their depth.

LOUNGE
Formerly two rooms, now combined into a generous living space with laminate wood effect flooring, radiator and a feature brick fireplace with tiled hearth and inset coal effect gas fire. A partially glazed door leads to the kitchen. At the rear, a small conservatory extension with a polycarbonate roof adds approximately 4ft 10in (1.47 m) to the room depth. White uPVC sliding doors give views of and access to the rear yard.

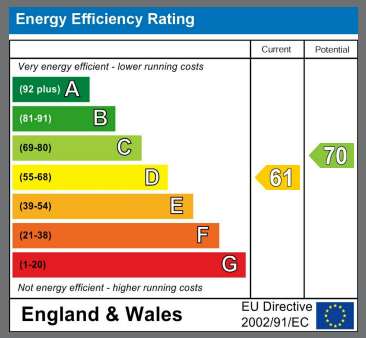
KITCHEN
Fitted with white wall and floor units, complementary laminate worktops and vinyl wood effect flooring. There is a stainless steel one and a half bowl sink with drainer and Monobloc tap, a rear facing white uPVC double glazed window and a wall mounted modern combi boiler. Plumbing and space are provided for a washing machine, with under counter space for a fridge and freezer. A folding door leads to the bathroom.

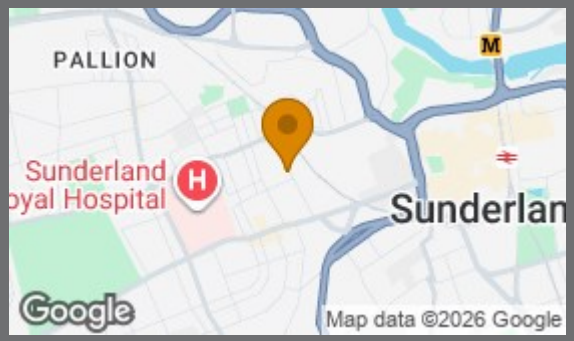
BATHROOM
Fitted with a corner bath with chrome tap and electric shower over, a low level WC and a pedestal wash basin with chrome tap. Vinyl wood effect flooring, a chrome ladder style radiator and two white uPVC double glazed privacy windows, one to the rear and one to the side.

EXTERNALLY
An enclosed rear yard with artificial grass and pedestrian gated access to the back lane, providing access for refuse bins.

Local Authority
Sunserlans

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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