

Manston Close

Moorside
Sunderland
SR3 2RR



Manston Close

£595 PCM

INTRODUCTION

TO LET UNFURNISHED - AVAILABLE NOW - WELL PRESENTED THROUGHOUT - GREAT LOCATION & WELL-MAINTAINED PROPERTIES IN VICINITY - 2 DOUBLE BEDROOMS - MODERN BATHROOM & KITCHEN - SPACIOUS LOUNGE - ALSO SINGLE GARAGE CLOSE BY LOCATED IN BLOCK - SEE PICTURE FOR LOCATION....

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Built-in cupboard, carpeted stairs to first floor landing.

FIRST FLOOR LANDING

Electric wall heater, built-in cupboard which houses the electric consumer unit and electric meter. 4 doors leading off, 1 to lounge, 1 to bathroom and 2 to bedrooms.

BEDROOM 1

Measurements taken at widest points. Good size double bedroom with carpet flooring, electric wall heater, front facing white uPVC double-glazed window with pleasant views.

BEDROOM 2

Carpet flooring, electric wall heater, built-in cupboard, rear facing white uPVC double-glazed window with pleasant views. The cupboard provides the opportunity for some storage and also the location of the header tank and hot water cylinder.

BATHROOM

Vinyl wood-effect flooring, white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps and separate electric shower over with folding glass shower screen. The walls and ceiling are completely covered with uPVC panelling with recessed lights to the ceiling.

LOUNGE

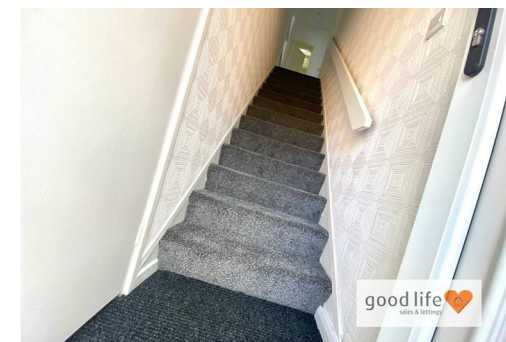
Lovely large room with almost floor to ceiling uPVC double-glazed window and pleasant views to the front. Built-in cupboard providing storage. Wall mounted electric heater, door leading off to the first floor landing, partially-glazed door leading off to the kitchen. This is a large lounge which would accommodate most arrangements of furniture.

KITCHEN

Vinyl wood-effect flooring, rear facing white uPVC double-glazed window. Modern fitted kitchen with a range of wall and floor in a white finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring ceramic hob and integrated extractor. Space and plumbing for a washing machine, space and plumbing for a tall fridge/freezer, no taller than 4ft 9" in height.

GARAGE

Close to the property.



Local Authority
Sunderland

Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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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