

Toll Bar House
Ryhope Road
Sunderland
SR2 0AH



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Toll Bar House

£650 PCM

INTRODUCTION

AVAILABLE NOW!!! UNFURNISHED SUPERB 2nd FLOOR 2 BED APARTMENT.

HALLWAY

Secure entrance door to the block, 2 flights of stairs leading to the apartment. Vinyl flooring, electric storage heating, alarm key pad and entry phone, built in cupboard which houses the central heating boiler, additional built in cupboard which provides useful hanging and storage space and also the location for the fuse box. 4 doors leading off, 2 to bedrooms, 1 to bathroom and 1 to the lounge/kitchen.

BATHROOM

Grey vinyl wood effect flooring, chrome towel heater style radiator. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, glass shower screen over, taps with shower head attachment. The area around the bath is finished in a modern ceramic grey stone effect tile.

BEDROOM 1

New carpet flooring, wall mounted electric radiator, rear facing white uPVC double-glazed window with pleasant views. Built in double wardrobes providing lots of storage and hanging space.

BEDROOM 2

New carpet flooring, electric radiator, rear facing white uPVC double-glazed window with pleasant views.

LOUNGE OPEN PLAN KITCHEN

A superb open space with fabulous spacious lounge area and brand new open plan kitchen comprising of; a range of wall and floor units in a white high gloss finish with stainless steel sink (single bowl, single drainer and matching monobloc tap) built in electric oven with 4 ring electric hob and feature extractor chimney in stainless steel finish, washing machine, under bench fridge, under bench freezer. The walls between the units are finish in a contemporary white ceramic tile laid in brick pattern. 2 electric radiators, white uPVC double-glazed window with some views over to sea, white uPVC double-glazed French door leading out to balcony with east and south facing aspect. This is a very unique and modern interior which has been subject of a recent complete refurbishment. Viewing is unreservedly recommend.



Local Authority
Sunderland

Council Tax Band
C

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

www.goodlifelifehomes.co.uk

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