

Chester Road
Sunderland
SR4 7EZ



Chester Road

£875 Per Month

INTRODUCTION

TO LET PART FURNISHED - AVAILABLE NOW - 3 DOUBLE BEDROOMS - VERY WELL PRESENTED FIRST FLOOR FLAT - PRIVATE COURTYARD PARKING - CLOSE TO LOCAL AMENITIES AND SUNDERLAND ROYAL HOSPITAL

ENTRANCE HALL

Entrance via rear of the property. Flight of stairs follow to the first-floor landing.

FIRST FLOOR LANDING

Carpeted landing leads counterclockwise to a double bedroom, lounge and bathroom. On the right, a small corridor space leads to the access for stairs to the second floor.

BEDROOM 1

A spacious, carpeted double bedroom completed with a wardrobe, double bed with mattress and two small storage cabinets.

LOUNGE

A well-presented carpeted lounge area complete with a couch, TV stand, dining table and chairs. The lounge leads to the kitchen.

KITCHEN

A delightful, fresh kitchen area with ample cupboard space, a washing machine and a gas oven and hob. There is an integrated fridge/freezer. Two windows on the rear wall allow refreshing natural light to flood in.

BATHROOM

A fresh bathroom with luxury vinyl tile wood effect floors. Bath with detachable shower head, sink and toilet.

FIRST FLOOR STAIRCASE

A small, carpeted staircase leading to the second-floor landing space.

SECOND FLOOR LANDING SPACE

This landing space currently serves as a study area furnished with a small desk. Angled ceilings to maximise natural light. Two doors leading to bedroom 2 and bedroom 3.

BEDROOM 2

There is potential space for two double beds in this room. Currently furnished with a double bed and a wardrobe. This is a large room with lots of potential opportunities.

BEDROOM 3

Double bedroom with an angled window to allow a large amount of natural light. Currently furnished with a double bed and mattress, wooden wardrobe, bedside table and small clothes rail.

EXTERNALLY

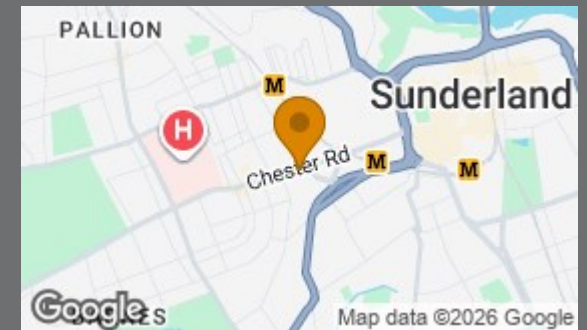
Private courtyard with the opportunity for ample parking, situated at the rear of the property.



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		80	80
(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



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