

Beckford
Teal Farm
Washington
NE38 8TP



Beckford

£1,100 Per Calendar Month

INTRODUCTION

TO LET UNFURNISHED - AVAILABLE (inert when) - 3 BEDROOM DETACHED - SOUGHT AFTER DEVELOPMENT - LONG DRIVEWAY

- CUL DE SAC POSITION - LARGE SECLUDED REAR GARDEN ...

ENTRANCE HALL

Entrance via hardwood partially-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing. Door leading off to downstairs WC, door leading off to lounge.

DOWNSTAIRS WC

Laminate wood-effect flooring, radiator, front facing wooden framed double-glazed window. Toilet with low level cistern, hand basin chrome taps. Alarm key pad.

LOUNGE

Carpet flooring, double radiator, front facing wooden framed double-glazed windows with pleasant views over the cul de sac and front garden. Feature fire surround with tiled back and inset coal effect gas fire, quartz hearth and painted surround. Open plan double door way leading off to separate dining room.

DINING ROOM

Wall mounted thermostat for the central heating system, laminate wood-effect flooring, radiator concealed behind cover, double-glazed sliding doors leading out to and with views of the rear garden, door leading off to kitchen.

KITCHEN

Laminate wood-effect flooring, rear facing wooden framed double-glazed window with views over garden. Modern fitted kitchen with a range of wall and floor units in a cream finish with contrasting laminate wood-effect work surface. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with bowl and a half, single drainer and matching monobloc tap, double integrated fridge/freezer, large walk in cupboard utilising space under the stairs and providing reasonable storage. Open plan door way leading to separate breakfasting area.

BREAKFASTING ROOM

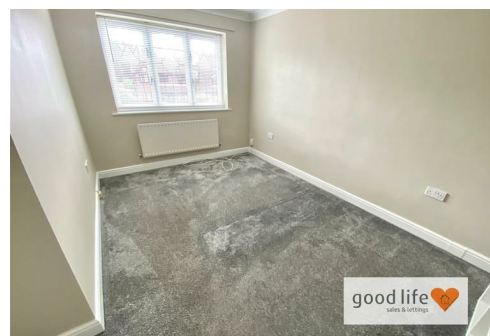
Continuation of the laminate wood-effect flooring from the kitchen, radiator, rear facing wooden framed double-glazed window, timber double-glazed door providing access to patio and garden, internal door leading to the garage.

FIRST FLOOR LANDING

Side facing wooden framed double-glazed window, built in cupboard providing useful storage and shelving, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

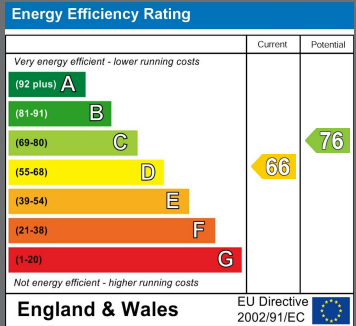
BATHROOM

Modern bathroom with stylish fittings comprising tiled flooring, chrome towel heater style radiator, separate bath with floor mounted chrome bath tap and showerhead attachment, toilet with low level cistern, sink with single pedestal and chrome tap, separate single shower cubicle with overhead shower fed from the main hot water system. Rear facing wooden framed double-glazed windows with privacy glass. Extractor fan, recessed lights to ceiling. The walls are finished in a ceramic tile with uPVC cladding to the ceiling.



Local Authority
Sunderland

Council Tax Band
C



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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