

Westbury Street
Millfield
Sunderland
SR4 6EF



Westbury Street

£850 PCM

INTRODUCTION

TO LET- AVAILABLE NOW!! VERY SPACIOUS 4 BEDROOM MID TERRACE HOUSE - 3 FIRST FLOOR BEDROOMS - 1 GROUND FLOOR BEDROOM - 2 RECEPTION ROOMS - STYLISH MODERN KITCHEN & BATHROOM - REAR SECURE PARKING VIA REMOTE DOOR - FURTHER ON STREET PARKING TO FRONT ...

ENTRANCE HALL

Entrance via GRP door. Carpet flooring, radiator, carpeted stairs to first floor landing, built-in cupboard housing modern consumer unit and electric meter. Under stairs cupboard providing storage, door leading off to bedroom 4, door leading off to reception room 2.

RECEPTION ROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Double doors leading through to reception room 2. A large front reception room.

RECEPTION ROOM 2

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Door leading in entrance hall, double doors leading off to reception room 1, door leading off to kitchen.

BEDROOM 4

This is a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

KITCHEN

Tiled flooring, GRP double-glazed door leading out to rear courtyard, white uPVC double-glazed window facing out to rear courtyard. Modern fitted kitchen with a range of wall and floor units in a grey gloss finish with wood-effect laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, space for tall fridge/freezer, granite style sink with single bowl, single drainer and matching Monobloc tap. Wall mounted modern Combi boiler, door leading off to rear lobby.

REAR LOBBY

Tiled flooring, plumbing for washing machine with work surface above for storage. Side facing white uPVC double-glazed window. Large built-in cupboard providing lots of useful storage. Door leading off to bathroom.

BATHROOM

Tiled flooring, chrome towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. Modern bathroom suite comprising: toilet with concealed cistern and push button flush, sink built into drawer unit with chrome tap, double shower cubicle in a walk-in style with fixed glass shower screen and shower fed from the main Combi boiler system comprising: fixed overhead shower and separate hand held shower. The walls and ceiling are finished in uPVC cladding for maximum durability.

FIRST FLOOR LANDING

3 doors leading plus a pleasant landing space with rear facing white uPVC double-glazed window.

BEDROOM 1

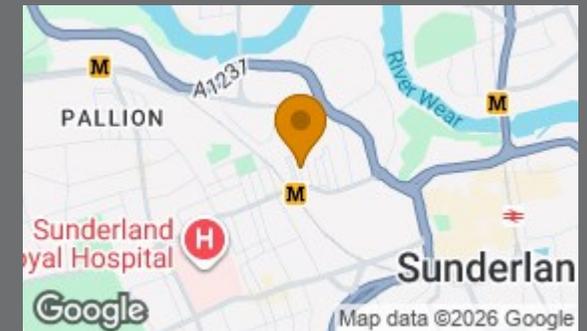
Carpet flooring, radiator, rear facing white uPVC double-glazed window. Built-in fitted wardrobes with 2 double doors with lots of hanging and storage space. This is a large double bedroom with full high ceilings by virtue of the dormers to the rear.



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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