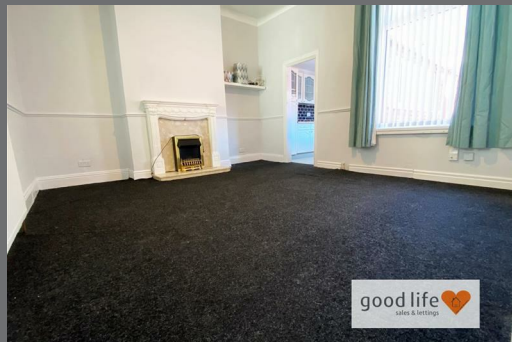


Nora Street  
High Barnes  
Sunderland  
SR4 7QN



# Nora Street

## £695 PCM

### INTRODUCTION

TO LET UNFURNISHED - 3 BED (1 GROUND FLOOR DOUBLE and 2 FIRST FLOOR SINGLES)

### ENTRANCE VESTIBULE

Entrance via white uPVC double glazed door. Carpet flooring, electric meter, electric fuse, partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Carpet flooring, double radiator, gas meter, built-in cupboard, wall mounted thermostat for central heating system. Doors leading off to bedroom 1 and lounge.

### BEDROOM 1

Carpet flooring, front facing white uPVC double glazed window. This is a very large double bedroom with ample room for king size bed plus wardrobes etc.

### LOUNGE

Carpet flooring, double radiator, rear facing white uPVC double glazed window. Decorative fire surround in a white finish with stone effect hearth and back and built-in electric fire, doors leading off to rear lobby and kitchen.

### KITCHEN

Ceramic tile flooring, single radiator, white uPVC double glazed window facing out to rear yard. Modern fitted kitchen with a range of wall and floor units in a light cream finish with contrasting wood effect laminate work surfaces. Integrated electric oven, 4 ring gas hob, stainless steel sink with single bowl, single drainer and matching monobloc tap, space for a fridge/freezer. Washing machine, wall mounted central heating boiler, door leading off to WC and bathroom.

### W C

Ceramic tile flooring, white toilet with low level cistern, rear facing white uPVC double glazed window with privacy glass. The walls are finished in a white ceramic tile.

### BATHROOM

Ceramic tile flooring, single radiator, white uPVC double glazed window with privacy glass side facing on to rear yard. White bathroom suite comprising of; sink with single pedestal and chrome tap, bath with panel and chrome tap with shower head attachment and glass shower screen over. The walls are finished in a white ceramic tile.

### REAR LOBBY

White uPVC double glazed door leading to the rear yard, stairs leading to first floor.

### FIRST FLOOR LANDING

Additional storage cupboard, 2 doors leading off to to single bedrooms 2 and 3.

### BEDROOM 2

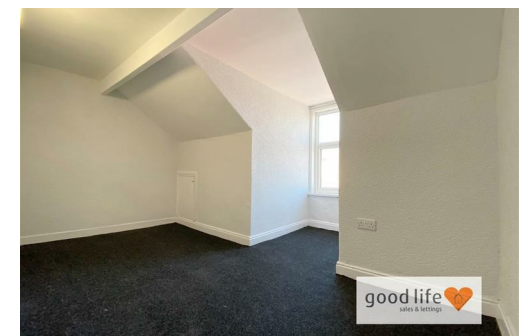
Measurements do not include depth of dormer window which is an additional 3'8 wide and 5'0 deep and could be used for storage for drawers or wardrobe etc.

Carpet flooring, single radiator, white uPVC double glazed window.

### BEDROOM 3


Carpet flooring, single radiator, wooden framed double glazed Velux roof light. This is a spacious single bedroom which has an additional usable but restricted height space in addition to the measurements given which could be used for clothes storage, storage of drawers etc.

### EXTERNALLY



Local Authority  
Sunderland

Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		



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



## Contact

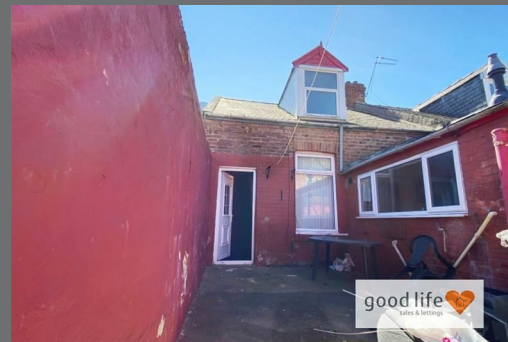
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## Good Life Homes - Lettings

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