













A recently refurbished mid terrace two / three bedroom, providing spacious and impressive accommodation, available immediately. Internally the immaculate interior on the ground floor includes a hall, an attractive lounge, a modern fitted kitchen, a stunning bathroom with a free standing bath and shower cubicle and a generous room that can be utilised as a bedroom or additional reception room. On the first floor there are two double bedrooms. Features of the property include a courtyard to the rear with roller shutter access door, UPVC double glazing and gas central heating to radiators. The property is situated within this popular residential area, ideally located for all amenities, close to shops and schools as well as providing easy access into Sunderland City Centre and to road networks and transport links. Available Immediately.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Hallway



There is a radiator, part panelled walls and doors leading off to reception room one and bedroom three/ reception room two.

## Reception Room 1 12'9" x 12'2"



Double glazed window to the rear, radiator and a door to the lobby.

## Bedroom 3/ Reception Room 2 12'5" x 12'7"



Double glazed window to the front and a radiator, a versatile room and would be ideal as either a bedroom or reception room.

## Lobby

With a staircase to the first floor and a door to the kitchen.

## Kitchen 8'10" x 7'6"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit,

integrated appliances include an electric oven and an electric hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window and a door to the rear lobby.

## Rear Lobby

With a double glazed door to the yard and an internal door to the bathroom.

## Bathroom



An impressive contemporary suite with a low level WC, wash hand basin set into vanity unit, step in shower cubicle with a mains fed shower, there is a ladder style radiator, tiled floor and a double glazed window.

## First Floor Landing

With doors leading off to bedrooms one and two.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 12'6" x 9'4" + 8'5" x 6'11"



L shaped spacious room with a double glazed window to the front and a radiator.

## Bedroom 2 12'10" x 12'7"



Double glazed window to the rear, radiator and built in cupboard.

### Outside

Yard to the rear with roller shutter access door.

### Council Tax

The Council Tax Band is Band

### Lettings Important Info.

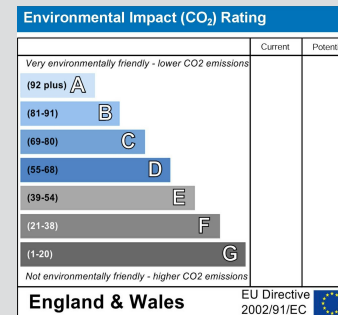
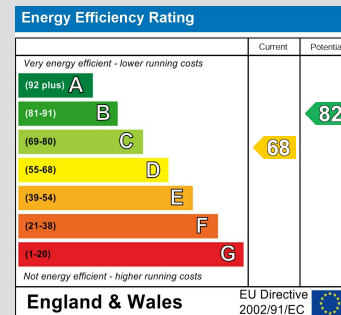
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To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.



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