



good life

**71 St. Leonard Street
Sunderland, SR2 8QE**

Monthly Rental Of £385

2 BEDROOM MID TERRACE COTTAGE

UNFURNISHED

AVAILABLE FROM 5TH OCTOBER 2018

EPC RATING C

AVAILABLE FROM 5TH OCTOBER 2018. WELL PRESENTED 2 BED MID TERRACE COTTAGE WITH SUPERB NEWLY REFURBISHED BATHROOM & RECENT FLOOR COVERINGS THROUGHOUT! Offered on an unfurnished basis and briefly comprising; lounge, two bedrooms, fitted kitchen with cooker (fridge freezer not included) and fabulous bathroom. Housing benefit applicants will be considered provided suitable references can be provided and a flexible approach will be made to helping you into the property at low/no money down. Viewings can be arranged by contacting our Sunderland Central Lettings Office.

Good Life House 46 Windsor Terrace, Sunderland, SR2 9QF
Tel: 0191 565 6655 Email: info@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

INTRODUCTION

AVAILABLE FROM 5TH OCTOBER 2018. WELL PRESENTED 2 BED MID TERRACE COTTAGE WITH SUPERB NEWLY REFURBISHED BATHROOM & RECENT FLOOR COVERINGS THROUGHOUT! Offered on an unfurnished basis and briefly comprising; lounge, two bedrooms, fitted kitchen with cooker (fridge freezer not included) and fabulous bathroom. Housing benefit applicants will be considered provided suitable references can be provided and a flexible approach will be made to helping you into the property at low/no money down. Viewings can be arranged by contacting our Sunderland Central Lettings Office.

ENTRANCE LOBBY

Entrance via partially-glazed door leading to entrance hall, gas and electricity meters.

ENTRANCE HALL

Carpet floor, convector radiator, 2 doors leading off, 1 to lounge and 1 to front bedroom.

BEDROOM 1 13' 9" x 13' 7" (4.19m x 4.14m) At widest point

Carpet flooring, gas fire, single convector radiator, front facing white uPVC double glazed bay window, vertical blinds and curtains.

LOUNGE 15' 3" x 12' 1" (4.65m x 3.68m) At widest point

Carpet flooring, gas fire, double convector radiator with TRV, telephone point, cupboard providing a range of shelving and storage, white uPVC double-glazed window overlooking the rear yard.

BEDROOM 2 11' 7" x 6' 5" (3.53m x 1.96m)

Double convector radiator with TRV, white uPVC double-glazed window over looking rear yard.

REAR LOBBY

Door leading to kitchen, white uPVC door leading to rear yard, cupboard containing a range of shelving and storage, loft access.

KITCHEN 11' 0" x 7' 0" (3.35m x 2.13m)

2 double base units with doors with a white laminate finish, contrasting laminate work surfaces, stainless steel sink with single bowl, single drainer and chrome taps, space to fit a fridge



and cooker, single convector radiator with TRV, white uPVC double-glazed window over looking rear yard, roller blind, space and plumbing to fit a washing machine, door leading to the bathroom, carpet flooring, wall mounted combi boiler.

BATHROOM 7' 1" x 6' 10" (2.16m x 2.08m)

Carpet flooring, white bathroom suite comprising of, toilet with low level cistern, sink with single pedestal, bath with panel and chrome taps, white uPVC double-glazed window with privacy glass, double convector radiator.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 51 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |