



71 St. Leonard Street Sunderland, SR2 8QE

Monthly Rental Of £385

2 BEDROOM MID TERRACE COTTAGE

AVAILABLE FROM 5TH OCTOBER 2018

UNFURNISHED

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.

ACCOMMODATION

INTRODUCTION

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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'' $(4.19m \times 4.14m)$ 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" \times 12' 1" (4.65m \times 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.





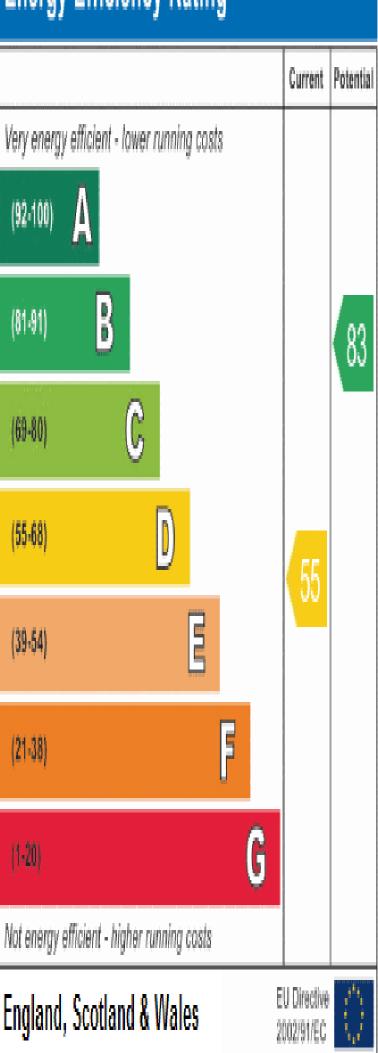








Energy Efficiency Rating



Environmental Impact (CO₂) Rating

Potential

82



England, Scotland & Wales

EU Directive 2002/91/EC