

Andrew Craig

The Property Specialists

andrewcraig.co.uk



Edgmond Court, Ryhope

£350 Monthly Plus Fees

EPC Rating: D

Ref: 319786



18 John Street, , Sunderland. SR1 1HT
Telephone: 0191 5653377
E-mail: sunderland@andrewcraig.co.uk



The Agent of the North

Edgmond Court, Ryhope



Ideally located within close proximity to Sunderland City Centre and surrounding transport links we offer new to the rental market this two bedroom first floor flat. The property has been newly decorated throughout and offers ready to move into accommodation. Benefitting from double glazing and electric heating the property briefly comprises of entrance with stairs to first floor, living room, kitchen, bathroom and two bedrooms. The property also has the added benefit of a single detached garage and a lawned garden to the front. Available now, call Andrew Craig to register your interest and arrange to view.

ENTRANCE

Wood entrance door with stairs to first floor landing, electric storage heater and uPvc double glazed window.

LIVING ROOM 3.76m (12'4) x 4.19m (13'9)

Feature electric fire and surround, uPvc double glazed window and electric storage heater.

KITCHEN 2.34m (7'8) x 2.77m (9'1)

Fitted with a range of wall and floor units with contrasting work surfaces, stainless steel sink, tiled splash backs, plumbing and space washing machine, space for fridge freezer, integrated electric oven and hob with extractor hood above and uPvc double glazed window.

BEDROOM ONE 3.96m (13') x 3m (9'10)

Fitted wardrobes, uPvc double glazed window and electric storage heater.

BEDROOM TWO 2.54m (8'4) x 3m (9'10)

Storage cupboard housing hot water tank, fitted wardrobes, uPvc double glazed window and electric storage heater.

BATHROOM

Three piece white suite comprising of panelled bath with shower head powered from bath taps, hand wash basin and low lever w/c, half tiled walls and uPvc double glazed window.

EXTERNALLY

There is a single detached garage in a separate block and a lawned garden to the front.

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Auctions, Conveyancing, Lettings, Property Management, Surveys and Valuations. Call now on 0191 226 1222

Every care has been taken in the preparation of these particulars and whilst believed to be accurate they are for general guidance only and they must not be relied upon as statements of representation of fact. Any prospective Purchasers or Tenants must satisfy themselves by inspection or otherwise as to the correctness of the particulars contained. The mention of fixtures, fittings and appliances does not imply that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. They do not constitute any part of an offer or contract. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.