



good life
sales & lettings



Julian Street, South Shields.

£72,500

2 BEDROOM GROUND FLOOR FLAT

CLOSE TO COAST AND LOCAL PARKS

CURRENTLY LET TO A LONG TERM TENANT

EPC RATING C

TWO BED GROUND FLOOR FLAT CLOSE TO COAST AND LOCAL PARKS. Good Life Homes are pleased to bring to the market this two bed ground floor flat. The property has been let out on an AST achieving £425pcm. Briefly comprising; hallway, bedroom 1, bedroom 2, lounge, conservatory, kitchen and bathroom. Yard to the rear. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

HALLWAY 17' 6" x 2' 11" (5.33m x 0.89m)

White paint on embossed wall paper, radiator, laminate wood-effect flooring.

BEDROOM 1 17' 1" x 14' 0" (5.21m x 4.27m)

Cream paint on embossed wall paper, light brown carpet, radiator, blinds in the bay window.

BEDROOM 2 13' 0" x 7' 6" (3.96m x 2.29m)

Cream paint on embossed wall paper, radiator, light brown carpet, window looking out onto conservatory.

LOUNGE 15' 4" x 12' 0" (4.67m x 3.66m)

Light brown carpet, cream paint on embossed wall paper with picture rail.

CONSERVATORY 9' 8" x 4' 0" (2.95m x 1.22m)

Light brown carpet, cream paint on plaster walls, there are cream blinds and green blinds in the ceiling with ceiling light.

KITCHEN 15' 2" x 8' 1" (4.62m x 2.46m)


Fitted kitchen with a range of wall and floor units in wood veneer with button handles slate grey work top, stainless steel sink with mixer tap, space for gas cooker, extractor hood, ceiling fan, grey vinyl on the floor.

BATHROOM 6' 10" x 5' 0" (2.08m x 1.52m)

Cream paint on patterned wall paper with a dado rail, radiator, bathroom suite in white, white tiling around the bath and shower area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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.