



## Milton Close, Seaham

**Offers in the Region of £110,000**

**WELL PRESENTED 3 BEDROOM MID LINK FAMILY HOME**

**REAR GARDEN WITH LOVELY ASPECT OVER GREENERY**

**RENTAL COMPLIANT WITH GAS & ELECTRIC CERTIFICATES  
OFFERING OPPORTUNITY FOR BUY TO LET INVESTORS**

**DRIVEWAY TO FRONT**

**EPC RATING (to follow)**

**RENTAL INCOME POTENTIAL £650pcm**

WELL PRESENTED 3 BEDROOM MID LINK FAMILY HOME - DRIVEWAY TO FRONT - REAR GARDEN WITH LOVELY ASPECT OVER GREENERY - RENTAL COMPLIANT WITH GAS & ELECTRIC CERTIFICATES OFFERING OPPORTUNITY FOR BUY TO LET INVESTORS - RENTAL INCOME POTENTIAL £650pcm - NO CHAIN ... Good Life Homes are delighted to bring to the market a spacious 3 bedroom mid-link home which is well presented and is compliant for rental purposes benefitting from gas and electric safety certificates. Because of this the property may be of interest to landlords or investors who would expect to achieve around £650pcm. Located in a popular area and convenient for commuting being just a few minutes from the main A19 the property is also just a few minutes from the sea front, beaches and walks at Seaham. Briefly comprising; lounge, dining kitchen, WC, bathroom, 3 first floor bedrooms, driveway to front and lovely rear garden. 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

### ENTRANCE PORCH

Entrance via white uPVC double-glazed door. Vinyl wood-effect flooring, white uPVC double-glazed window, door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, radiator, carpeted stairs to first floor landing, door leading off to lounge.

### LOUNGE 13' 8" x 13' 0" (4.16m x 3.96m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, door leading off kitchen/dining room.

### KITCHEN/DINING ROOM 16' 6" x 7' 2" (5.03m x 2.18m)

Laminate wood-effect flooring, double radiator, white uPVC double-glazed window with views over the rear garden, door leading off to the rear lobby. Fitted kitchen with a range of wall and floor units in a red high gloss finish with contrasting work surfaces, stainless steel sink with bowl and a half, single drainer and flexible Monobloc tap. Integrated electric oven, 4 ring gas hob, built-in cupboard housing modern Combi boiler, space and plumbing for a washing machine, space for tall fridge/freezer.

### REAR LOBBY

Tiled flooring, white uPVC double-glazed door leading out to rear garden, door leading off to WC, door leading off to bathroom.

### WC 5' 0" x 2' 11" (1.52m x 0.89m)

Tile flooring, hand basin with chrome tap, toilet with low level cistern, ceramic tiles to approx. half height, sky light.

### BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)

The room is L-shaped and measurements taken at widest points. Tiled flooring, radiator, white sink with single pedestal and chrome tap, bath with panel, chrome tap with separate shower fed from the main Combi boiler system. The walls are finished in uPVC tile-effect cladding. White uPVC double-glazed window with privacy glass.

### FIRST FLOOR LANDING

Loft hatch, 3 doors leading off all to bedrooms.



### BEDROOM 1 18' 7" x 10' 0" (5.66m x 3.05m)

Large double bedroom with carpet flooring, radiator, front facing white uPVC double-glazed window.

### BEDROOM 2 11' 0" x 9' 5" (3.35m x 2.87m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over rear garden and attractive open greenery.

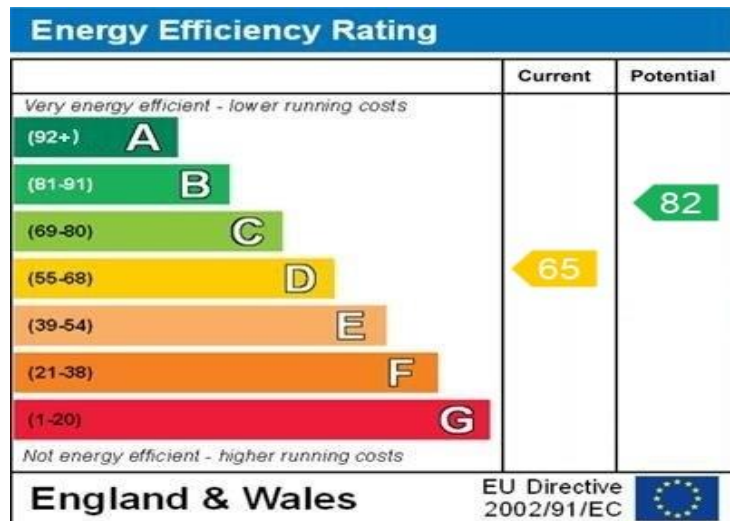
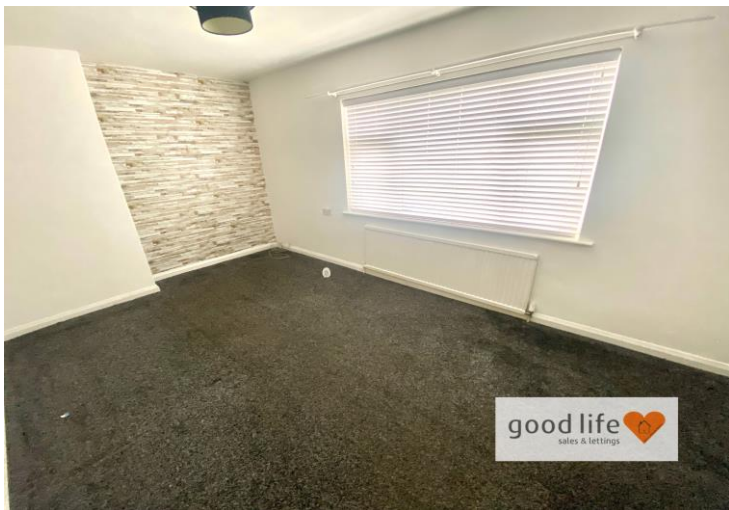
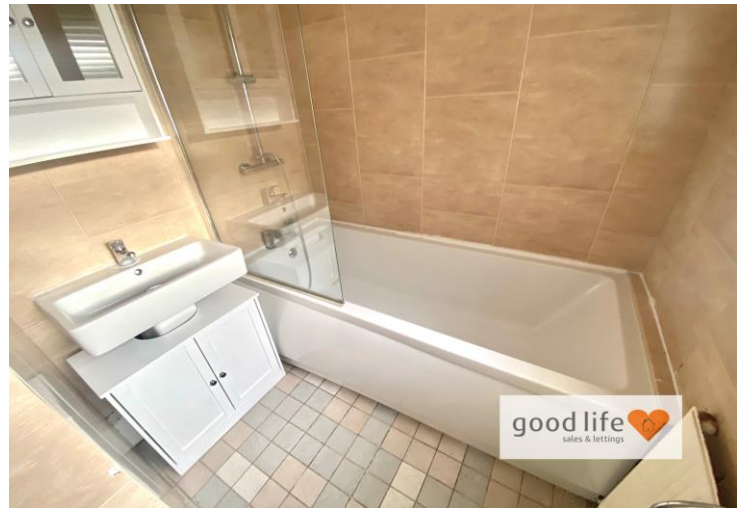
### BEDROOM 3 8' 10" x 7' 8" (2.69m x 2.34m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window with attractive views over greenery and distant sea views. This also a double bedroom.

### EXTERNALLY

Block paved driveway suitable for parking at least 1 vehicle with additional front garden potential to extend further. The property has a rear garden with is mostly paved and enjoys an approx. east and southern aspect.





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.