



## North View, South Hylton, Sunderland

**Offers in the Region Of £47,495**

**MODERNISED ONE DOUBLE BEDROOM GROUND FLOOR FLAT**

**HAS ELECTRIC & GAS CERTIFICATES FOR LANDLORD OR INVESTOR SUITABILITY**

**PLEASANT PRIVATE GARDEN ATTACHED TO FLAT FOR SOLE USE**

**EPC RATING D**

**RECENTLY INSTALLED NEW KITCHEN INCLUDES COOKER & WASHING MACHINE**

**BATHROOM WITH BATH AND SHOWER OVER BATH**

MODERNISED ONE DOUBLE BEDROOM GROUND FLOOR FLAT - HAS ELECTRIC & GAS CERTIFICATES FOR LANDLORD OR INVESTOR SUITABILITY - PLEASANT PRIVATE GARDEN ATTACHED TO FLAT FOR SOLE USE - RECENTLY INSTALLED NEW KITCHEN INCLUDES COOKER & WASHING MACHINE - BATHROOM WITH BATH AND SHOWER OVER BATH - PLEASANT LOUNGE - RECENT NEW FLOOR COVERINGS - GREAT LOCATION JUST MINUTES FROM A19 & METRO, GOOD SCHOOLS AND LOCAL AMENITIES IN SOUTH HYLTON - LOW COST READY TO MOVE INTO HOME ALL ON ONE LEVEL WHICH MAY SUIT DOWNSIZER- £500pcm RENTAL ASSESSMENT & STRONG YIELD - LONG LEASE DETAILS TO BE PROVIDED ... Good Life Homes are delighted to bring to the market a ground floor flat with private garden which may be of interest to downsizers who require one-level living or possibly investors who will benefit from the flat being rental / buy to let compliant with gas and electrical certificates and a strong yield with an anticipated rental income of £500pcm + Benefitting from a recent refurbishment including new kitchen and floor coverings and re-painting, the property is ready to go as a buy to let and briefly comprises; private entrance to the side, private personal garden with sunny aspect, entrance hall, 2 handy cupboards, bathroom with bath and shower over, kitchen, lounge, large double bedroom. With the benefit of no chain and the possibility of an early completion, 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.

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## ACCOMMODATION

### INTRODUCTION

MODERNISED ONE DOUBLE BEDROOM GROUND FLOOR FLAT - HAS ELECTRIC & GAS CERTIFICATES FOR LANDLORD OR INVESTOR SUITABILITY - PLEASANT PRIVATE GARDEN ATTACHED TO FLAT FOR SOLE USE - RECENTLY INSTALLED NEW KITCHEN INCLUDES COOKER & WASHING MACHINE - BATHROOM WITH BATH AND SHOWER OVER BATH - PLEASANT LOUNGE - RECENT NEW FLOOR COVERINGS - GREAT LOCATION JUST MINUTES FROM A19 & METRO, GOOD SCHOOLS AND LOCAL AMENITIES IN SOUTH HYLTON - LOW COST READY TO MOVE INTO HOME ALL ON ONE LEVEL WHICH MAY SUIT DOWNSIZER- £500pcm RENTAL ASSESSMENT & STRONG YIELD - LONG LEASE DETAILS TO BE PROVIDED

### ENTRANCE HALL

Entrance via Grp double-glazed front door. Recently laid carpet flooring, radiator, built in cupboard housing the gas meter, electric meter, combi boiler and new consumer unit. Door leading off to bathroom, lounge, bedroom 1, kitchen and large storage cupboard.

### BATHROOM 8' 0" x 4' 8" (2.44m x 1.42m)

Vinyl wood effect flooring, double radiator single glazed uPVC window with privacy glass. Toilet with low level cistern, white sink with single pedestal and chrome tap, bath with panel, chrome tap, separate shower fed from the main combi boiler comprising fixed overhead shower and separate hand held shower. The walls and ceiling are completely finished in a cladding for convenience.

### LOUNGE 13' 0" x 11' 0" (3.96m x 3.35m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window with pleasant views. Built in cupboard providing some storage, built in shelving. Electric fire built into surround. 2 seater sofa if required. The carpet has recently been laid.

### BEDROOM 1 13' 0" x 9' 10" (3.96m x 2.99m)

Large double bedroom. Recently laid carpet flooring, radiator, white uPVC double-glazed window with views over the private rear garden.

### KITCHEN 9' 10" x 8' 4" (2.99m x 2.54m)

Vinyl tile flooring, double radiator, white uPVC double-glazed window rear facing with views. Recently installed white fitted



kitchen with a range of floor units and laminate work surface. Space and plumbing for a gas oven which can stay if required. Space and plumbing for a washing machine which can also stay if required. Stainless steel sink with single bowl, single drainer and matching monobloc tap. Extractor fan. The only appliance required is a tall fridge/freezer and space has been designed into the kitchen for this.

### EXTERNALLY

Ample on street parking. One of the key features of this particular flat is it has own dedicated private rear garden space with perimeter fencing and sunny aspect. Area of decking well proportioned to accommodate a table and chair, a large area of gravel chippings, a brick barbecue. This is a lovely outdoor space which could be made really nice by the owners or if the property is purchased by a landlord it is a real selling point to potential tenants or also opens up the opportunity to acquire tenants including elderly people, looking to downside but still wanting private outside space.



