



Croft Avenue, Sunderland

Offers in the Region Of £44,500

GREAT LOCATION ON CROFT AVENUE JUST OFF CHESTER ROAD

1 DOUBLE BEDROOM GROUND FLOOR FLAT

REQUIRES SOME UPDATING WORKS

EPC RATING (to follow)

PRICED TO REFLECT CONDITION

NO CHAIN

GREAT LOCATION ON CROFT AVENUE JUST OFF CHESTER ROAD - 1 DOUBLE BEDROOM GROUND FLOOR FLAT - REQUIRES SOME UPDATING WORKS - PRICED TO REFLECT CONDITION - NO CHAIN - INVESTOR POTENTIAL AS IN AREA OF HIGH TENANT DEMAND CLOSE TO CHESTER ROAD SHOPPING, TRANSPORT & HOSPITAL ...

Good Life Homes are delighted to bring to the market an investment opportunity for renovation in a prime location central to Chester Road shopping, transport and hospital. Perfect as a low cost home, renovation project or buy to let with an anticipated monthly rental on completion of works somewhere in the region of £550pcm. Briefly comprises; shared entrance, separate door into flat, spacious lounge, spacious double bedroom, dining room, kitchen and bathroom. We're awaiting confirmation on whether the rear yard is shared or for exclusive use of this ground floor flat. Croft Avenue enjoys a pedestrian only tree lined private road to the front which offers a pleasant place to live with access at one end leading directly onto Chester Road and a variety of local shopping. 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

INTRODUCTION

GREAT LOCATION ON CROFT AVENUE JUST OFF CHESTER ROAD
- 1 DOUBLE BEDROOM GROUND FLOOR FLAT - REQUIRES SOME
UPDATING WORKS - PRICED TO REFLECT CONDITION - NO
CHAIN - INVESTOR POTENTIAL AS IN AREA OF HIGH TENANT
DEMAND CLOSE TO CHESTER ROAD SHOPPING, TRANSPORT &
HOSPITAL ...

SHARED ENTRANCE HALL

Door leading into ground floor flat and door leading into first
floor flat.

LOUNGE 15' 10" x 15' 3" (4.82m x 4.64m)

Measurements taken into bay. Carpet flooring, doubler
radiator, gas fire, front facing white uPVC double-glazed bay
window. Built-in cupboard housing Combi boiler. Door leading
off to internal lobby.

INTERNAL LOBBY

Radiator, built-in cupboard, door leading off to dining room,
door leading off to bedroom 1, door leading off to rear
courtyard.

BEDROOM 1 13' 3" x 12' 9" (4.04m x 3.88m)

Carpet flooring, doubler radiator, rear facing white uPVC
double-glazed window with views over courtyard. Built-in
cupboard providing some hanging and storage space.

DINING ROOM 11' 6" x 8' 6" (3.50m x 2.59m)

Carpet flooring, white uPVC double-glazed window, double
radiator, archway leading to the kitchen. It may be possible to
move the kitchen into the dining space to create a large dining
kitchen in the future if required by the new owners

KITCHEN 7' 10" x 6' 1" (2.39m x 1.85m)

Vinyl wood-effect flooring, radiator, white uPVC double-glazed
window facing onto rear courtyard, kitchen units with laminate
work-effect work surfaces surfaces. Stainless steel sink with
single bowl, single drainer and taps. Space and plumbing for a
washing machine, space for under bench fridge, space and
connection for electric oven. Door leading off to shower room.

SHOWER ROOM 7' 10" x 4' 10" (2.39m x 1.47m)



Wet room style vinyl flooring, white toilet with low level cistern,
white sink with single pedestal and chrome taps, Electric
shower. White uPVC double-glazed window with privacy glass
facing onto rear courtyard. The walls are completely finished in
a white ceramic tile.

GENERAL

The property is vacant possession.

EXTERNALLY

The property is situated on Croft Avenue which is located in a
pleasant pedestrian street with some greenery to the front. Low
maintenance front garden. Shared access to rear courtyard for
refuse bins etc with gates onto the back lane.



