



## Cherwell, Washington

**£110,000**

**MODERNISED SPACIOUS 3 BEDROOM MID LINK**

**INVESTMENT PROPERTY FOR BUY TO LET**

**POTENTIAL MARLET RENT NOW IN THE REGION OF £800pcm**

**EPC RATING C**

**OR COULD BE SPACIOUS HOME FOR OWNER OCCUPIER**

**HAS LANDLORD GAS AND ELECTRICAL CERTIFICATES**

MODERNISED SPACIOUS 3 BEDROOM MID LINK - INVESTMENT PROPERTY FOR BUY TO LET - POTENTIAL MARLET RENT NOW IN THE REGION OF £800pcm - OR COULD BE SPACIOUS HOME FOR OWNER OCCUPIER - HAS LANDLORD GAS AND ELECTRICAL CERTIFICATES - MODERN KITCHEN WITH RANGE OVEN - MODERN BATHROOM - GREAT LOCATION CENTRAL FOR COMMUTING THROUGHOUT THE NORTH EAST HANDY FOR A1, A19, SUNDERLAND, WASHINGTON, NEWCASTLE, GATESHEAD ETC.. Good Life Homes are delighted to market this modernised large 3 bedroom family home perfectly located for commuting being just a few minutes off the central Washington highway and also allowing convenient access to The Galleries shopping centre, retail park and amenities, with the Nissan plant just a 10 minute commute away also. Currently tenanted, the current tenants are happy to stay, the property represents a buy to let opportunity and is due for a rent review to current market rent. Equally, the property is located within a residential area and would make a great home for an owner occupier and could be made available with vacant possession also if required. Benefitting from gas and electrical certificates, the property briefly comprises; large lounge, modern kitchen, 3 bedrooms, bathroom, front and rear gardens, ample parking on street to front. 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

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## ACCOMMODATION

### ENTRANCE HALL

Entrance via uPVC double-glazed door. Carpet flooring, radiator, door leading off to downstairs WC, door leading off to dining lounge.

### WC 5' 5" x 2' 9" (1.65m x 0.84m)

Vinyl flooring, toilet with low level cistern, hand basin with chrome tap built into vanity unit.

### LOUNGE/DINING ROOM 18' 3" x 17' 8" (5.56m x 5.38m)

Very large lounge dining room. Carpet flooring, radiator, front facing white uPVC double-glazed window, open plan staircase leading to first floor landing, additional radiator. Door leading off to kitchen.

### KITCHEN 14' 5" x 8' 0" (4.39m x 2.44m)

Ceramic tile flooring, 2 double radiators, rear facing white uPVC double-glazed window. Partially double-glazed door leading out to rear garden. Modern fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surfaces. Granite style sink with bowl and a half, single drainer and Monobloc tap. Range style oven with multi-oven and 7 ring gas hob, matching extractor and splash back. Built-in cupboard housing a tall fridge/freezer, additional freezer and Combi boiler. Integrated dishwasher, space for washing machine.

### FIRST FLOOR LANDING

Radiator, built-in airing cupboard, 4 doors leading off, 3 to bedrooms and 1 to bathroom.

### BEDROOM 1 13' 0" x 10' 8" (3.96m x 3.25m)

Large double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window. Built-in cupboard providing storage.

### BEDROOM 3 10' 2" x 6' 9" (3.10m x 2.06m)

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a small double bedroom/large single bedroom.

### BEDROOM 2 11' 1" x 10' 8" (3.38m x 3.25m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.



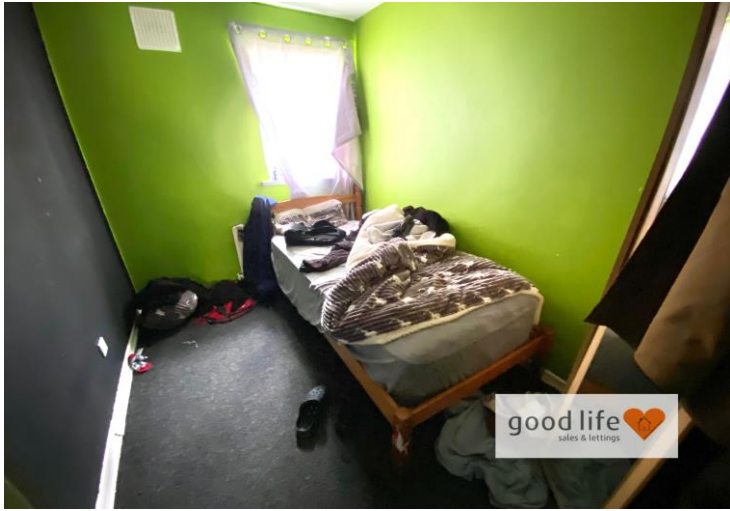
### BATHROOM 6' 9" x 6' 2" (2.06m x 1.88m)

Vinyl tile flooring, rear facing white uPVC double-glazed window with privacy glass, chrome towel heater style radiator. white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, glass shower screen over and chrome bath tap with showerhead attachment. The walls are finished in uPVC cladding.

### EXTERNALLY

The property has low maintenance front garden to the front, on street parking with slate chipping. Back garden with sunny aspect, perimeter fencing with quite a degree of privacy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	