



Barleycorn Place, City Centre, Sunderland

£79,995

INVESTOR BUY TO LET OPPORTUNITY

3 BEDROOM WELL PRESENTED HOME WITH LARGE INTEGRAL GARAGE

EDGE OF CITY CENTRE CLOSE TO ALL AMENITIES & TRANSPORT LINKS

EXCELLENT RENTAL YIELD/RETURN

EPC RATING C

CURRENTLY TENANTED WITH GOOD TENANTS

INVESTOR BUY TO LET OPPORTUNITY - EXCELLENT RENTAL YIELD/RETURN - 3 BEDROOM WELL PRESENTED HOME WITH LARGE INTEGRAL GARAGE - EDGE OF CITY CENTRE CLOSE TO ALL AMENITIES & TRANSPORT LINKS - CURRENTLY TENANTED WITH GOOD TENANTS PAYING (£575pcm) - CAN BE SOLD WITH EXISTING TENANTS - PROPERTY HAS VALID GAS AND ELECTRICAL CERTIFICATION AND IS LANDLORD COMPLIANT

Good Life Homes are delighted to bring to the market an excellent opportunity which will appeal to landlords and buy to let investors or those thinking about embarking on a buy to let career! Situated on the edge of Sunderland city centre and close to all transport links, shops, restaurants, cafes, bars and Mowbray Park, these homes represent incredible value and consequently offer great financial returns for landlords due to high tenant demand. The property is currently let on an AST to nice tenants who would ideally like to stay and who keep the property in good order. The property briefly comprises; entrance hall, utility space leading off the hall with integral door leading into your very own spacious garage. On the first floor there is a breakfasting kitchen, a large lounge and stairs to second floor. On the second floor there are 2 double bedrooms, a bathroom and a small third bedroom. The property benefits from gas and electrical certificates and has been professionally managed and is ready to go as a buy to let investment. We have another coming up soon so please ask about both if you're interested! For more details and viewing arrangements please contact 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

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ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing. Door leading off to ground floor store room.

STORAGE ROOM 9' 2" x 8' 11" (2.79m x 2.72m)

Vinyl wood effect flooring, location of the gas meter, integral door leading to the garage.

GARAGE 22' 2" x 21' 0" (6.75m x 6.40m)

Measurements taken at widest points and as a guide. Manual up and over garage door, integral door additional storage room. Very large garage space assessed from the rear lane with electric meter and electric fuse box.

FIRST FLOOR LANDING

Stairs to second floor, radiator, 2 doors leading off, 1 to kitchen, 1 to lounge.

LOUNGE 14' 5" x 14' 4" (4.39m x 4.37m)

A lovely spacious lounge approx. L-shaped when taking into consideration the bulkhead from the staircase. Carpet flooring, double radiator, 2 large white uPVC double-glazed window with pleasant front facing views. This room would accommodate most arrangements of furniture.

KITCHEN 12' 3" x 8' 0" (3.73m x 2.44m)

Measurements taken as a guide. Vinyl wood-effect flooring, white uPVC double-glazed window, radiator, wall mounted central heating boiler. Modern fitted kitchen with a range of wall and floor units in a white finish with wood-effect laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for electric oven, space for tall fridge/freezer.

SECOND FLOOR LANDING

Built-in cupboard providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BEDROOM 1 14' 5" x 7' 5" (4.39m x 2.26m)

Good size double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant elevated views.



BEDROOM 2 10' 4" x 6' 8" (3.15m x 2.03m)

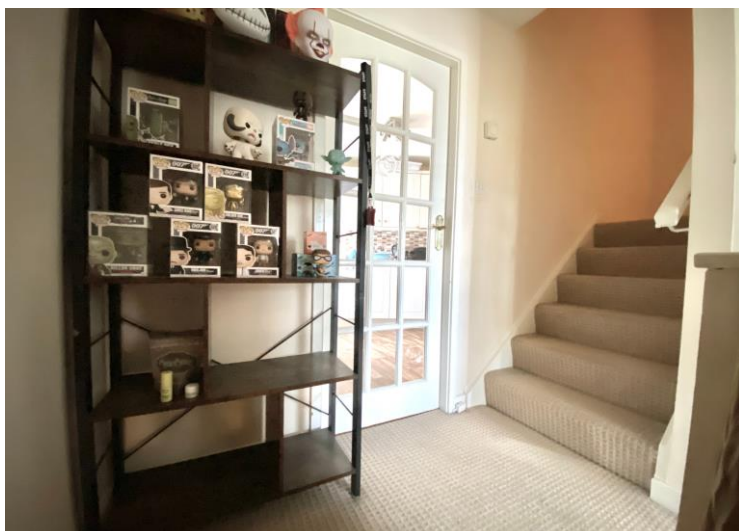
Carpet flooring, radiator, front facing white uPVC double-glazed window with elevated views.

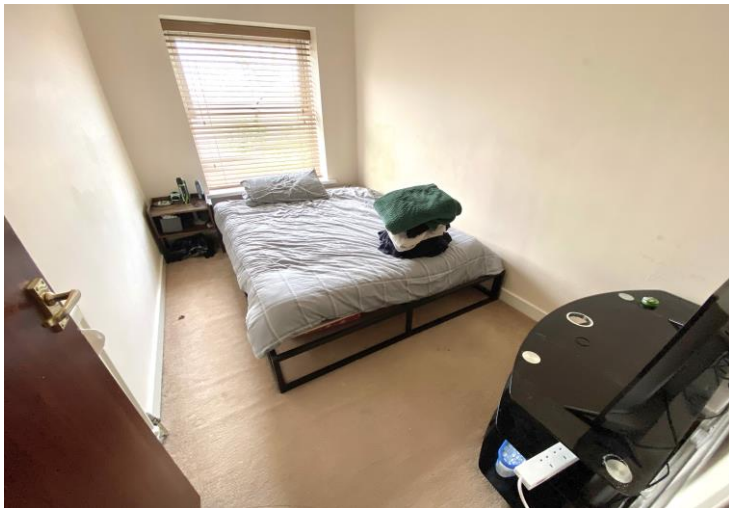
BATHROOM 7' 2" x 6' 0" (2.18m x 1.83m)

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, bath with panel, glass shower screen over and separate shower fed from the main hot water system plus chrome taps. The walls around the bath area are finished in uPVC cladding.

BEDROOM 3 10' 4" x 5' 7" (3.15m x 1.70m)

Measurements taken at the widest points, the room is L-shaped. This is a compact room. Carpet flooring, radiator, white uPVC double-glazed window. It would be perfect for a home office or nursery. It would accommodate a bed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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 