



Barleycorn Place, City Centre, Sunderland

£69,995

ATTENTION BUY TO LET LANDLORDS !

2 DOUBLE BEDROOM MID TERRACE HOME ON EDGE OF CITY CENTRE NEAR MOWBRAY PARK IN AREA OF HIGH TENANT DEMAND

PRIVATE GARAGE ON GROUND FLOOR

ATTENTION BUY TO LET LANDLORDS ! - COMPLIANT BUY TO LET INVESTMENT CURRENTLY LET ON AST - 2 DOUBLE BEDROOM MID TERRACE HOME ON EDGE OF CITY CENTRE NEAR MOWBRAY PARK IN AREA OF HIGH TENANT DEMAND - PRIVATE GARAGE ON GROUND FLOOR ANTICIPATED RENT AROUND £500-£550pcm FOR YIELD IN REGION OF 9/10% pa. Located within walking distance of the city centre and convenient for shops, university, transport links, Mowbray park and more, the property is in an area of high demand for tenants and is currently let on an AST. The current market rent is in the region of £550pcm which gives the property a yield in the region of 9%pa. Briefly comprising; entrance hall, utility area, garage with integral door to inside of property, stairs to first floor. On the first floor there is a spacious lounge and a kitchen. On the second floor there are 2 double bedrooms and a bathroom. 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.

COMPLIANT BUY TO LET INVESTMENT CURRENTLY LET ON AST

EPC RATING (to follow)

ANTICIPATED RENT AROUND £500-£550pcm FOR YIELD IN REGION OF 9/10%pa

ACCOMMODATION

INTRODUCTION

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ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing, room leading off acting as a useful store room, further door leading off to integral garage.

FIRST FLOOR LANDING

Radiator, carpeted stairs to second floor, door leading off to kitchen, door leading off to lounge.

LOUNGE 15' 7" x 9' 7" (4.75m x 2.92m)

Carpet flooring, radiator, front facing wooden framed single-glazed window.

KITCHEN 8' 9" x 7' 4" (2.66m x 2.23m)

Measurements are approx. Vinyl wood-effect flooring, radiator, rear facing wooden framed single-glazed window. Fitted kitchen with a range of wall and floor units in a light cream finish with wood-effect laminate work surfaces, electric oven, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space for tall fridge/freezer.

SECOND FLOOR LANDING

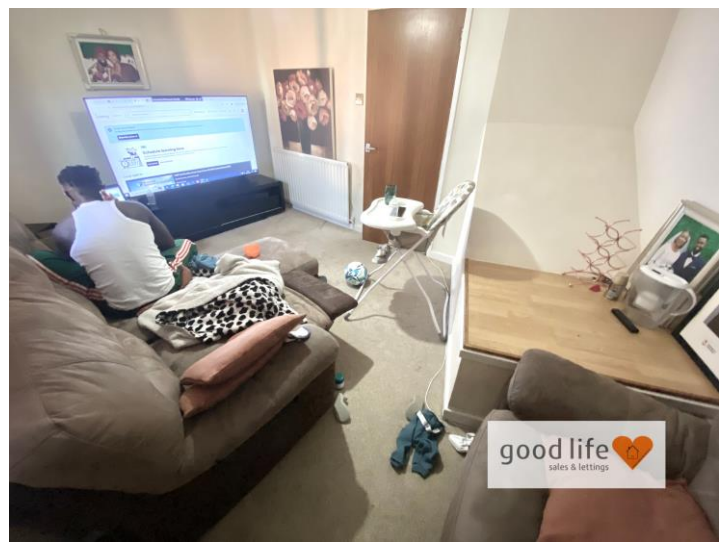
3 doors leading off, 2 to bedrooms and 1 bathroom.

BEDROOM 1 9' 9" x 9' 7" (2.97m x 2.92m)

Carpet flooring, radiator, front facing wooden framed single-glazed window. This is a double bedroom.

BATHROOM 9' 2" x 5' 2" (2.79m x 1.57m)

Measurements are approx. Vinyl flooring, white toilet with low level cistern, white sink with single pedestal and chrome tap, white bath with panel, chrome taps, electric shower over with shower rail and curtain. The walls are finished in a ceramic tile around the bath, sink and toilet area. Electric shaving point and extractor fan.



BEDROOM 2 8' 9" x 7' 10" (2.66m x 2.39m)

Measurements are approx. Carpet flooring, radiator, rear facing wooden framed single-glazed window. Built-in cupboard providing some storage. This is also a double bedroom.

INTEGRAL GARAGE 16' 0" x 10' 4" (4.87m x 3.15m)

Measurements are approx. Manual up and over garage door, modern electric consumer unit with last changed 6/9/22. Plumbing for washing machine, integral door utility space.

