



## Kings Terrace, Pallion, Sunderland

**£55,000**

**TWO BEDROOM MID TERRACE COTTAGE**

**UPVC DOUBLE GLAZING**

**NO CHAIN**

**NEW ROOF IN RECENT YEARS**

**EPC RATING D**

**CLOSE TO HOSPITAL, HYLTON ROAD, PRIMARY SCHOOLS AND TRANSPORT LINKS**

**PUBLIC NOTICE - 8 Kings Terrace, Sunderland, SR4 6HW - We have received an offer of £ 60,000.00. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating ( ) TWO BEDROOM MID TERRACE COTTAGE - NEW ROOF IN RECENT YEARS - UPVC DOUBLE GLAZING - NO CHAIN - CLOSE TO HOSPITAL, HYLTON ROAD, PRIMARY SCHOOLS AND TRANSPORT LINKS - WILL APPEAL TO FTB's LOOKING FOR LOW COST HOME - MAY APPEAL TO BUY TO LET INVESTORS ... Good Life Homes are delighted to bring to the market a 2 double bedroom low cost home with NO ONWARD CHAIN within walking distance of Hylton Road and the Royal Hospital and within "hearing" distance of Diamond Hall primary school. With the benefit of a new roof replacement in recent years, uPVC double glazing, gas central heating and a large rear courtyard, the property offers one-level living comprising; entrance hall, 2 bedrooms, lounge, kitchen, bathroom, rear courtyard, on street parking. 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!**

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## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, alarm key pad, electric meter and fairly modern electric consumer unit. Partially-glazed door leading to entrance hall.

### ENTRANCE HALL

Laminate wood-effect flooring, radiator. 2 doors leading off to bedroom 1 and lounge.

### BEDROOM 1 12' 7" x 12' 3" (3.83m x 3.73m)

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window, built in cupboard housing gas meter. This is a good size double bedroom.

### LOUNGE 15' 2" x 9' 1" (4.62m x 2.77m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over rear courtyard. Door leading off kitchen, door leading off to bedroom 2.

### BEDROOM 2 11' 8" x 6' 7" (3.55m x 2.01m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over courtyard. This is a large single bedroom but would accommodate a double bed.

### REAR LOBBY

Leading off the lounge, the rear lobby has a white uPVC double-glazed door leading to rear courtyard, built in cupboard some storage. Open doorway leading to kitchen.

### KITCHEN 13' 9" x 7' 0" (4.19m x 2.13m)

Tiled flooring, white uPVC double-glazed window, built in cupboard housing Combi boiler. Fitted kitchen in a light wood-effect finish with contrasting laminate wood-effect work surface. Space for washing machine, space and plumbing for an electric cooker, stainless steel sink with single bowl, single drainer and matching taps. Open door leading to lobby.

### LOBBY

Tiled flooring, white uPVC double-glazed window, door leading off to bathroom.



### BATHROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Laminate tile-effect flooring, radiator, white uPVC double-glazed window with privacy glass facing the rear courtyard. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel, chrome taps with showerhead attachment. The walls are finished around the bath area in a ceramic tile.

### EXTERNALLY

The property has a large rear courtyard with pedestrian gated access to the back lane. Some properties along this stretch have created a garage door opening to provide vehicle access and secure parking.

### GENERAL

On street parking to the front. No onward chain.



