



Amethyst Street, Sunderland

Offers in the Region Of £99,995

MID TERRACE 3 DOUBLE BED HOME

MODERN KITCHEN & BATHROOM

UPVC DOUBLE GLAZING

EPC RATING

NEW ELECTRIC CONSUMER UNIT INSTALLED IN 2015

GAS CENTRAL HEATING

MID TERRACE 3 DOUBLE BED HOME - MODERN KITCHEN & BATHROOM - UPVC DOUBLE GLAZING - NEW ELECTRIC CONSUMER UNIT INSTALLED IN 2015 - GAS CENTRAL HEATING - LOW COST FAMILY SIZE HOME WALKING DISTANCE TO HOSPITAL - GOOD COMMUTER LOCATION FOR SUNDERLAND NORTH & SOUTH - POTENTIAL GOOD BUY TO LET INVESTMENT - ANTICIPATED RENT £750pcm + Good Life Homes are delighted to bring to the market a recently redecorated and mostly modernised 3 double bedroom mid terraced home within walking distance of Sunderland Royal Hospital and Pallion shopping centre and Metro. The property comprises 2 reception rooms on the ground floor plus a well presented kitchen and 3 double bedrooms on the first floor plus a separate bathroom and wc both of which have recently been modernised and updated. The property would make a spacious family home but would equally make a potential buy to let investment being in a very popular part of the city for tenants due to the proximity to amenities and a great commuter links. 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

ENTRANCE HALL

Entrance door leading into entrance hall, recently redecorated. Built in cupboard with modern electric meter. Under stairs cupboard, with gas meter. 3 doors leading off to 2 reception rooms and one to kitchen.

RECEPTION ROOM 1 13' 8" x 11' 5" (4.16m x 3.48m)

Lovely room with feature fireplace and electric fire, radiator, front facing white uPVC double-glazing, window.

RECEPTION ROOM 2 13' 2" x 9' 0" (4.01m x 2.74m)

Carpet flooring, radiator, cupboard with combi boiler, rear facing white uPVC double-glazed window, serving hatch into kitchen.

KITCHEN 10' 0" x 9' 5" (3.05m x 2.87m)

Laminate wood effect flooring, radiator, rear facing white uPVC double glazed window, double glazed door leading out to rear, modern kitchen with grey finish, wood effect laminate surface. Sink with single bowl, single drainer, matching taps, space for washing machine, space for electric cooker, space for fridge freezer.

FIRST FLOOR LANDING

Doors leading to 3 bedrooms, separate wc and bathroom.

BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m)

Vinyl flooring, radiator, rear facing white uPVC double glazed, window with privacy glass. White hand basin with chrome tap built into a vanity unit, extractor fan, quadrant shower with shower from main hot water system, fixed over head shower and separate hand held shower head, uPVC cladding.

WC 6' 0" x 2' 8" (1.83m x 0.81m)

Vinyl flooring, white toilet with push button flush, rear facing double glazed uPVC window with privacy glass. Not long since renovated.

BEDROOM 1 11' 4" x 10' 9" (3.45m x 3.27m)

Built in cupboards for storage, radiator, front facing white uPVC double glazed window. Good size double room.

BEDROOM 2 13' 3" x 9' 5" (4.04m x 2.87m)



Radiator, rear facing white uPVC double glazed window, built in cupboard for storage. Good size double bedroom.

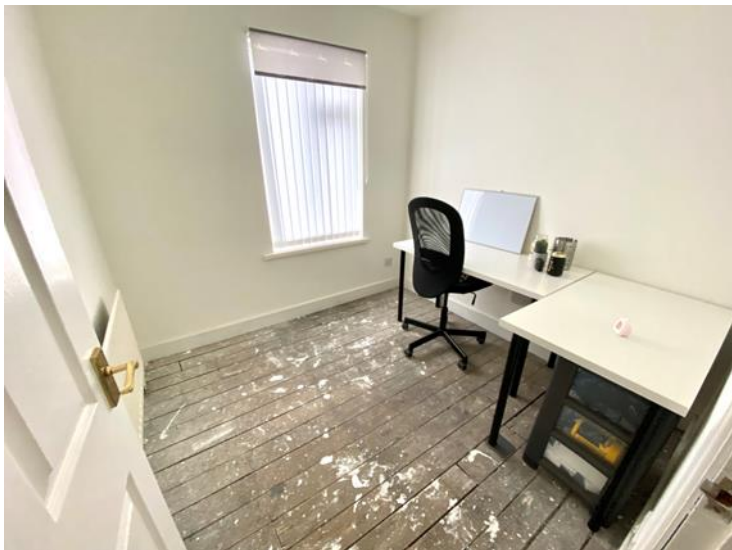
BEDROOM 3 8' 0" x 8' 0" (2.44m x 2.44m)

Small double room. Radiator, front facing white uPVC double glazed window.

EXTERNALLY

To the front of the property there is street parking, small front garden. To the rear of the property there is a medium garden, slightly overgrown, owner will cut back to be more manageable for new owners.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	