

Brookside Terrace
Ashbrooke
Sunderland
SR2 7RN



Brookside Terrace

£70,000

INTRODUCTION

NEWLY REFURBISHED ONE DOUBLE BEDROOM FLAT - CENTRAL ASHBROOKE WALKING DISTANCE TO CITY & METRO - LOW SERVICE CHARGES ONLY £50pm - OWNER WILL OWN SHARE IN FREEHOLD BUT FLAT IS LEASEHOLD TO ACCOMMODATE MTG LENDING ETC - PARKING AND PRIVATE SHARED GARDEN TO REAR - UNBELIEVABLE VALUE - PERFECT FOR FTB/SECOND HOME PIED A TERRE/ BTL INVESTORS - RENTAL INCOME POTENTIAL £550pcm FOR A GROSS YIELD OF 9.42%pa ...

ENTRANCE HALL

Security entry and stairs leading to second floor, 2 doors leading off to separate flats. Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window, stairs leading to rear landing, door leading off to lounge/dining room.

LOUNGE/DINING ROOM

Carpet flooring, double radiator, 2 white uPVC double-glazed windows, virtually floor to ceiling, with rear facing views including towards the car parking area. This is a lovely size lounge with a natural area large enough to accommodate a table and chairs as can be seen in the photos. Door leading off to breakfasting kitchen.

BREAKFASTING KITCHEN

Laminate wood-effect flooring, white uPVC double-glazed window, virtually floor to ceiling allowing lots of light into the space. Recency renovated fitted kitchen with a range of wall and floor units in a grey finish with black handles, integrated electric oven, 4 ring ceramic hob and extractor. Space and plumbing for a washing machine, space for a tall fridge/freezer, stainless steel sink with single bowl, single drainer and Monobloc tap. Space for tall fridge/freezer, separate radiator providing heat to the area. This a lovely modern kitchen.

REAR LANDING

Folding doors leading off to large cupboard which could be utilised as a separate small home office, if necessary. Separate folding doors leading into bathroom and double bedroom.

BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window, large built-in cupboard providing useful storage and hanging space. This is a good size double bedroom.

BATHROOM

Vinyl flooring, radiator, white toilet with low level cistern, white bath with panel, chrome taps and separate electric shower over and extractor fan, white sink with single pedestal and chrome taps. The area around the bath is finished in a white ceramic tile and there is also a large built-in cupboard providing useful storage and also the location of the Combi boiler.

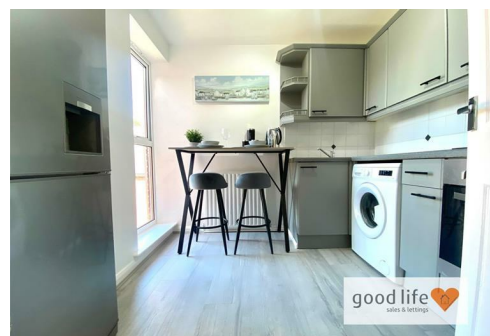
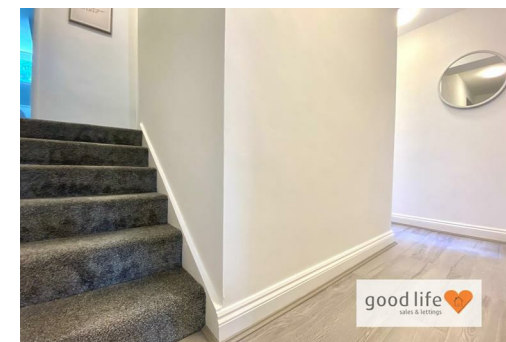
EXTERNALLY

There is car parking for 1 vehicle plus additional on street parking to the rear also. Shared garden to the rear which is maintained as part of the service charge.

GENERAL

The property benefits from a very low service charge of £50 a month, it includes building insurance and external maintenance to garden areas.

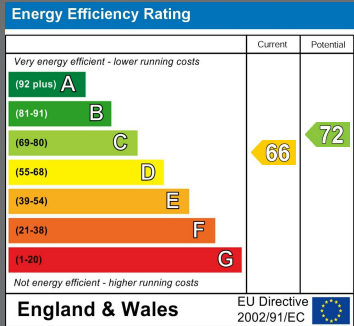
The owners of the flats own a share of the freehold to the ground via their own management company, but the flat itself is leasehold, details of which can be provided on request.



Local Authority

Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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