Kings Terrace

Pallion

Sunderland

SR4 6HW

good life
sales & lettings

Kings Terrace

£50,000

INTRODUCTION
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 LOOKING FOR LOW COST HOME - MAY APPEAL TO BUY TO LET INVESTORS …

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
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
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
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
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
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.

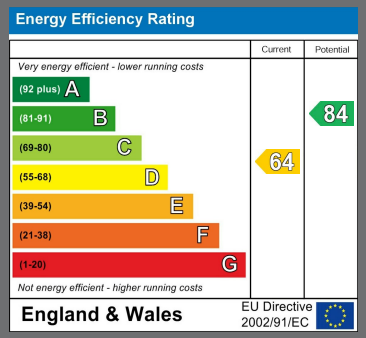
EXTERNALLY
The property has a large rear courtyard with pedestrian gated access to the back lane. Some properties along this stretch have created a garage door opening to provide vehicle access and secure parking.

GENERAL
On street parking to the front.
No onward chain.

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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