

Barleycorn Place
City Centre
Sunderland
SR1 2QQ



Barleycorn Place

£79,995

INTRODUCTION

INVESTOR BUY TO LET OPPORTUNITY - EXCELLENT RENTAL YIELD/RETURN - 3 BEDROOM WELL PRESENTED HOME WITH LARGE INTEGRAL GARAGE - EDGE OF CITY CENTRE CLOSE TO ALL AMENITIES & TRANSPORT LINKS - CURRENTLY TENANTED WITH GOOD TENANTS PAYING (£575pcm) - CAN BE SOLD WITH EXISTING TENANTS - PROPERTY HAS VALID GAS AND ELECTRICAL CERTIFICATION AND IS LANDLORD COMPLIANT

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing. Door leading off to ground floor store room.

STORAGE ROOM

Vinyl wood effect flooring, location of the gas meter, integral door leading to the garage.

GARAGE

Measurements taken at widest points and as a guide.

Manual up and over garage door, integral door additional storage room. Very large garage space assessed from the rear lane with electric meter and electric fuse box.

FIRST FLOOR LANDING

Stairs to second floor, radiator, 2 doors leading off, 1 to kitchen, 1 to lounge.

LOUNGE

A lovely spacious lounge approx. L-shaped when taking into consideration the bulkhead from the staircase. Carpet flooring, double radiator, 2 large white uPVC double-glazed window with pleasant front facing views. This room would accommodate most arrangements of furniture.

KITCHEN

Measurements taken as a guide.

Vinyl wood-effect flooring, white uPVC double-glazed window, radiator, wall mounted central heating boiler. Modern fitted kitchen with a range of wall and floor units in a white finish with wood-effect laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for electric oven, space for tall fridge/freezer.

SECOND FLOOR LANDING

Built-in cupboard providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

Local Authority

Council Tax Band A

EPC Rating



Contact

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