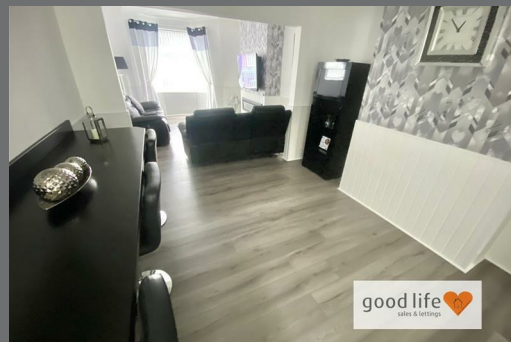


Canon Cockin Street
Hendon
Sunderland
SR2 8PR



Canon Cockin Street

£69,995

INTRODUCTION

LANDLORD BUY TO LET OPPORTUNITY - WELL PRESENTED 3 BEDROOM MID TERRACED HOUSE - LARGE DOUBLE GARAGE WITH REMOTE DOORS TO REAR - 2 RECEPTION ROOMS - MODERN BATHROOM - FTB/FAMILY OR BUY TO LET OPPORTUNITY - CURRENTLY TENANTED FOR 14 YEARS AT £530pm WITH NICE TENANT - TENANT WOULD PREFER TO STAY IF POSSIBLE - STRONG YIELD OVER 8%pa ...

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Built in cupboards with consumer unit and meter. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, radiator, partially-glazed door leading to lounge, door leading off to bathroom.

BATHROOM

A lovely size bathroom.

White toilet with low level cistern, white bath with panel, glass shower screen over and chrome taps with shower fed from the main hot water system, bowl style basin on mosaic shelf. Chrome towel heater style radiator, ceramic tiles to wall with decorative border, tiled flooring, rear facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling.

LOUNGE

Laminate wood-effect flooring, front facing white uPVC double-glazed bay window, built in electric fire, radiator. The lounge is mostly open plan to the dining room.

DINING ROOM

Continuation of the laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. The dining room is partially open plan to the lounge, door leading off to the kitchen.

KITCHEN

Laminate tile effect flooring, white uPVC double-glazed window, white uPVC double-glazed door, fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate wood-effect work surfaces, integrated electric oven, 4 ring induction hob, integrated extractor. Stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for tall fridge/freezer, built in cupboard housing the Combi boiler.

FIRST FLOOR LANDING

3 doors leading off to bedrooms.

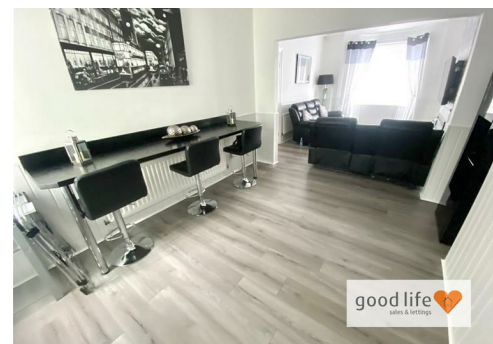
BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to one wall providing a good degree of storage and hanging space.

Please note, the room measurements do not include depth of fitted wardrobes. This is a double bedroom.

BEDROOM 2

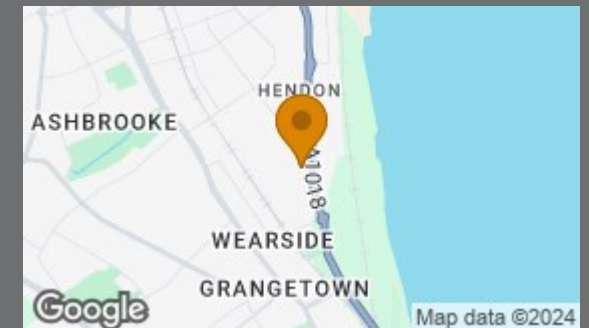
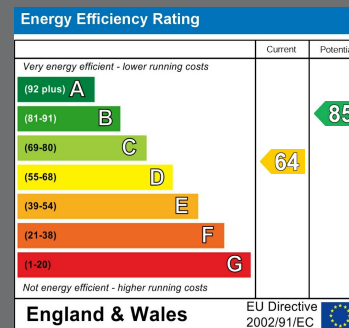
Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. Currently used as a store room by the current tenant. This is a good size double room.



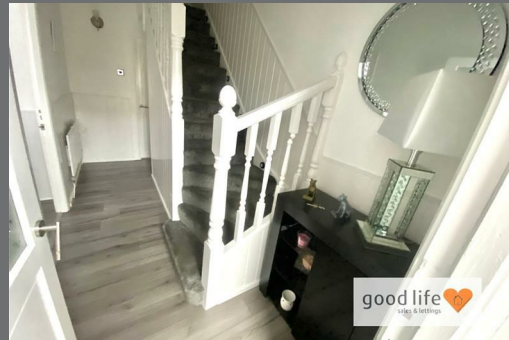
Local Authority

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



Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace Ryhope Road
Sunderland
Tyne and Wear
SR2 9QF

good life 
sales & lettings