

Balmoral Terrace
Sunderland
SR2 9QG



Balmoral Terrace

£79,995

INTRODUCTION

FREEHOLD HOUSE SPLIT INTO 2 SELF-CONTAINED FLATS - LONG-STANDING CONVERSION - GROUND FLOOR 1 BEDROOM FLAT - FIRST FLOOR 2 BEDROOM FLAT - BOTH RENTAL COMPLIANT WITH GAS & ELECTRICAL CERTS - SEPARATE REAR YARDS - SEPARATE GAS & ELECTRIC METERS - \$450pm + \$525pm = \$975pm TOTAL RENTAL ASSESSMENT - YIELD OVER 14% PA ...

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Electric fuse box, electric meter, laminate wood-effect flooring, radiator, under stairs cupboard. 2 doors leading off, 1 to bedroom 1 and 1 to lounge.

BEDROOM 1

Carpet, radiator, front facing white uPVC double-glazed window. Built-in cupboard housing the gas meter. This is a good size double bedroom.

LOUNGE

A good size lounge.

Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Fire surround in chimney breast with blocked up fire. Door leading off to rear lobby, door leading off to kitchen.

KITCHEN

Tiled flooring, double radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a grey finish with contrasting laminate wood-effect work surface. Double electric integrated oven, space and plumbing for a washing machine, space for a tall fridge/freezer, wall mounted Combi boiler.

REAR LOBBY

Tile flooring, uPVC external door, door leading off to bathroom.

BATHROOM

Tile flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bath with panel, white toilet with low level cistern, white sink with single pedestal and chrome taps. The walls and ceiling are finished in a uPVC cladding.

EXTERNALLY

9 and 10 have individual rear yards with pedestrian gated access allowing access to the back lane for refuse bins etc.

UPSTAIRS FLAT

ENTRANCE HALL

Entrance via white uPVC double-glazed door. The hallway is currently being replastered and there are no floor coverings on the staircase and first floor landing which are we advised will likely be replaced on completion of the works. Stairs to first floor landing.

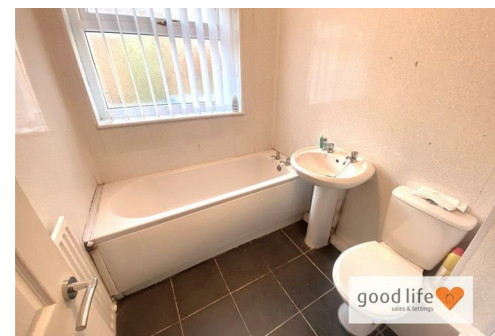
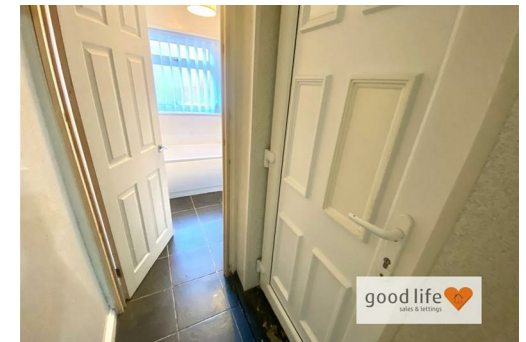
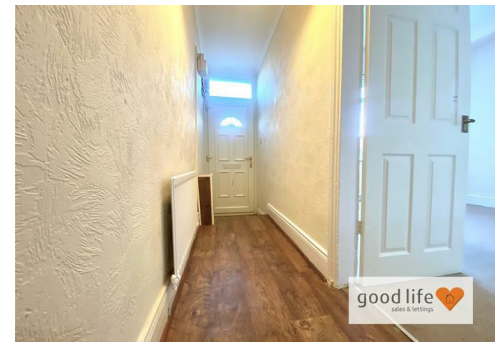
FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to lounge.

BEDROOM 1


Good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window with sea views in near distance. Built-in cupboard housing the gas meter.



Local Authority
Sunderland

Council Tax Band
A

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



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