

Clarence Street  
Sunderland  
SR5 2HD



# Clarence Street

£59,995

## INTRODUCTION

ATTENTION LANDLORDS OR FIRST TIME BUYERS ! - 2 BEDROOM LOW COST FLAT - WELL PRESENTED & LANDLORD COMPLIANT - RENTAL ASSESSMENT £550pcm - POTENTIAL YIELD @ 10%pa - NO CHAIN - CLOSE TO ENTERPRISE PARK GREAT COMMUTER LOCATION ...

## ENTRANCE HALL

The property is entered via a uPVC double-glazed door into the entrance hall, wall mounted electric heater, uPVC door leading to small rear yard where refuse bins are stored etc. Carpeted stairs leading to first floor landing.

## FIRST FLOOR LANDING

uPVC double glazed windows, single convector radiator, loft hatch and a storage cupboard, wall mounted thermostat for the central heating system. 5 doors leading off, 2 to bedrooms, 1 to bathroom, 1 to kitchen and 1 to lounge.

## LOUNGE

Measurements are taken into widest points, into bay window and into alcove. Carpet flooring, electric fire with decorative fire surround and tiled hearth. Single convector radiator, front facing white uPVC double glazed bay window, arched recess into one of the alcoves with a small storage cupboard underneath.

## BEDROOM 2

Carpet flooring, single convector radiator, front facing white uPVC double-glazed window.

## BEDROOM 1

Carpet flooring, single convector radiator, front facing white uPVC double-glazed window and a decorative fire surround.

## BATHROOM

Measurements taken at widest points, room is L-shaped.

Vinyl tile-effect flooring, chrome tile heating style radiator, two rear facing white uPVC double-glazed windows with privacy glass. White bathroom suite comprising of; toilet with low level cistern, sink with single pedestal with chrome taps, bath with panel and chrome taps, glass shower screen over and electric shower. Bathroom is partially tiled with a white ceramic tile. Wall mounted mirror.

## KITCHEN

Laminate wood-effect flooring, single convector radiator, white uPVC double-glazed window which is rear facing, range of modern kitchen units comprising of white doors and draw fronts and wood-effect laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching taps. Free standing gas cooker and wall mounted Combi boiler. Space and plumbing for a washing machine and space for a tall fridge freezer if required. Ceiling is finished with uPVC cladding.



Local Authority

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			69
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		49	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



### Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF

### Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

good life   
sales & lettings