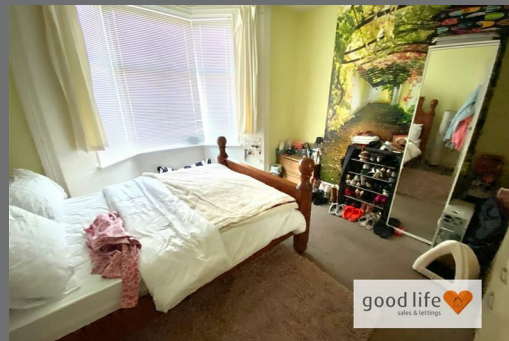
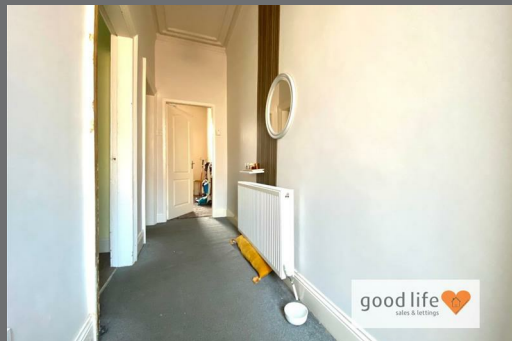


St. Leonard Street
Sunderland
SR2 8QB



St. Leonard Street

£55,000

INTRODUCTION

READY TO GO BUY TO LET WITH 11%pa + YIELD - 2 BEDROOM MID TERRACE ONE LEVEL HOME - NICE SITTING TENANT PAYING £525pcm - TENANT BEEN IN 5 YEARS & WOULD LIKE TO STAY IF POSSIBLE - GAS & ELECTRICAL CERTS LANDLORD COMPLIANT

- NEW ROOF IN RECENT YEARS - ELECTRIC REAR ROLLER SHUTTER FOR VEHICLE ACCESS...

ENTRANCE HALL

Entrance via double-glazed door. Carpet flooring, modern electric consumer unit, electric meter, gas meter, double radiator. Doors leading off to bedroom 1, bedroom 2 and lounge.

BEDROOM 1

Measurements taken at widest points and into bay.

Carpet flooring, double radiator, double-glazed bay window.

BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window with views over rear courtyard.

LOUNGE

Carpet flooring, double radiator, feature fire with coal-effect gas style fire, rear facing white uPVC double-glazed window. Door leading off to dining kitchen.

DINING KITCHEN

Vinyl flooring, radiator, 2 white uPVC double-glazed windows facing out onto the rear courtyard. Fitted kitchen with a range of wall and floor units in a painted finish with contrasting laminate work surface. Sink with bowl and a half, single drainer and Monobloc tap, space and plumbing for a washing machine, space for dishwasher, integrated electric oven, 4 ring gas hob, space for under bench fridge, space for table and chairs, wall mounted modern condensing Combi boiler. Door leading off to rear lobby.

REAR LOBBY

Tiled flooring, double-glazed door leading to the rear courtyard, built-in cupboard housing storage, door leading off to bathroom.

BATHROOM

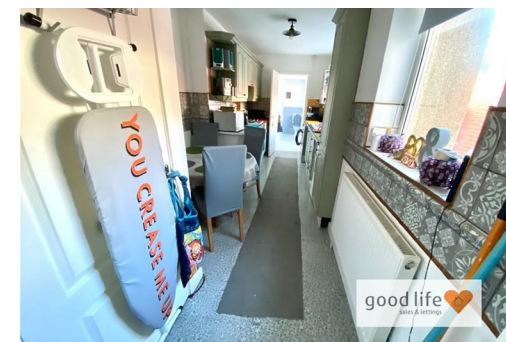
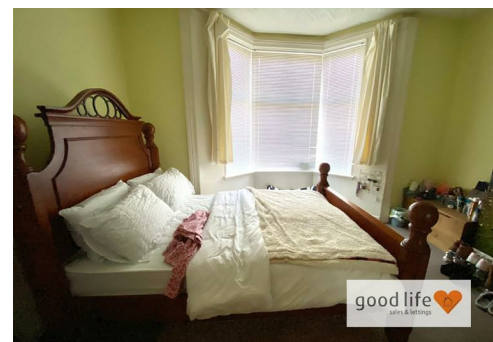
Toilet with low level cistern, bath with panel and chrome taps, sink with single pedestal and chrome taps. Radiator, white uPVC double-glazed window with privacy glass facing out to the rear courtyard. The walls are completely finished in a ceramic tile.

EXTERNALLY

The rear courtyard has electric roller shutter garage door.

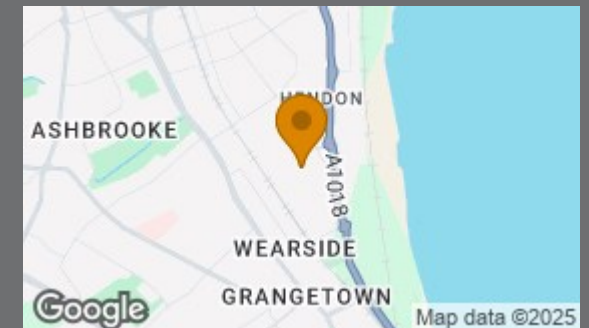
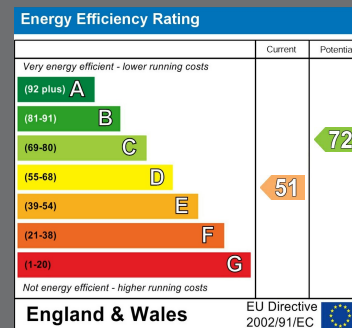
GENERAL

We have been advised that the property is rental compliant for buy to let landlords with modern consumer unit, recent central heating boiler, double-glazing and new roof in recent years. The current tenant would ideally like to stay, the current tenant has been there for 5 years and pays £525pcm, and maintains the property in good order.



Local Authority
Sunderland

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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