

Clementina Close
Sunderland
SR2 8AG



Clementina Close

£75,000

INTRODUCTION

VERY WELL PRESENTED 3 BEDROOM MID LINK - GCH WITH NEW BOILER 2021 & UPVC DOUBLE GLAZING - MODERN KITCHEN & BATHROOM - POTENTIAL BUY TO LET AT £700pcm AT OVER 11%pa YIELD - AMPLE ON STREET PARKING - PRIVATE REAR GARDEN
- POTENTIALLY NO CHAIN - FREEHOLD ...
ATTENTION LANDLORDS OR FIRST TIME BUYERS !

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, partially-glazed door leading into lounge.

LOUNGE

Measurements taken at widest points.

Carpet flooring, radiator, front facing white uPVC double-glazed bow window, open plan staircase to first floor. Feature fireplace with built-in electric fire. Partially-glazed door leading to dining kitchen.

DINING KITCHEN

Vinyl flooring, radiator, rear facing white uPVC double-glazed window and white uPVC double-glazed doors leading out to rear patio and garden. Fitted kitchen with a range of wall and floor units in a cream finish with complementary laminate work surface, integrated electric oven, 4 ring electric hob, stainless steel sink with single bowl, single drainer and matching Monobloc tap, space and plumbing for a washing machine, space for a tall fridge/freezer. Ample space for a dining table and chairs.

FIRST FLOOR LANDING

Built-in cupboard which provides useful storage, also the location of the modern Combi boiler which was replaced in approx. 2021. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

BATHROOM

Laminate flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of, toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps with showerhead attachment and glass shower screen over.

BEDROOM 1

Good size bedroom.

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

BEDROOM 3

Currently used as a dressing room but would accommodate a single bed.

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

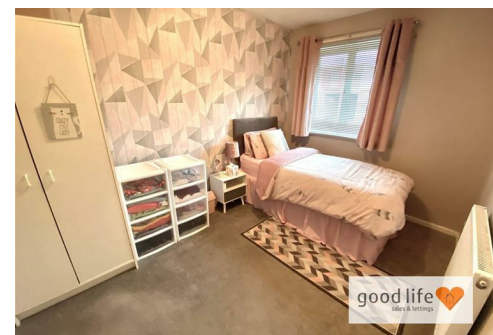
BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

EXTERNALLY

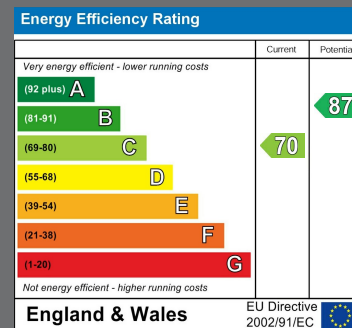
Well maintained front garden with the potential to create a driveway but ample on street parking to the front.

The property has a private rear garden with an area of lawn and patio with pedestrian gated access to the rear also.



Local Authority

Council Tax Band



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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