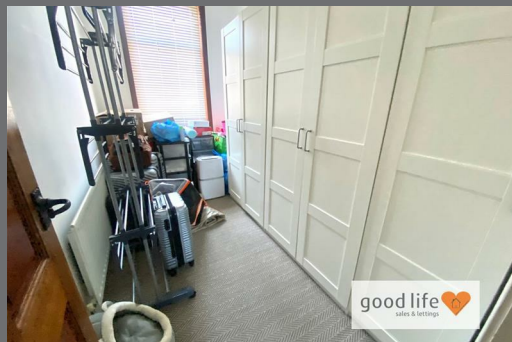
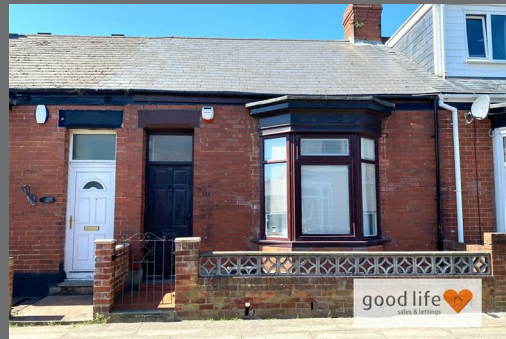


Canon Cockin Street  
Hendon  
Sunderland  
SR2 8PR



# Canon Cockin Street

## £65,000

### INTRODUCTION

ATTENTION BUY TO LET LANDLORDS OR FIRST TIME BUYERS - 2 BEDROOM MID TERRACE ONE LEVEL HOME - LOW COST - ELECTRICAL & GAS CERTIFICATES - FAIRLY NEW COMBI BOILER - ROOF REPLACED IN RECENT YEARS - ANTICIPATED MONTHLY RENT @ £500pcm + - NO CHAIN AVAILABLE WITH VACANT POSSESSION ...

### ENTRANCE VESTIBULE

Entrance via hardwood front door. Carpet flooring, electric meter, electric fuse box. Partially-glazed door leading into entrance hall.

### ENTRANCE HALL

Carpet flooring, radiator, loft hatch, 3 doors leading off, 2 to bedrooms and 1 to lounge.

### BEDROOM 1

Measurements taken into bay.

Carpet flooring, double radiator, front facing white uPVC double-glazed bay window. Lovely high original ceiling with plaster coving.

### BEDROOM 2

A good size single bedroom

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

### LOUNGE

Good size lounge.

Carpet flooring, rear facing white uPVC double-glazed window, large double radiator. Feature fire surround in a painted finish with quartz hearth and back and built-in coal-effect gas fire. Door leading off to entrance hall, door leading off to dining kitchen.

### DINING KITCHEN

A very large rear kitchen and dining extension with natural wood flooring, double radiator, 2 white uPVC double-glazed windows looking out over the rear yard. Modern fitted kitchen with a range of wall and floor units in a light cream finish with contrasting wood-effect laminate work surfaces. Integrated electric oven, 4 ring ceramic hob, stainless steel sink with single bowl, single drainer and Monobloc tap, extractor fan. Space for fridge/freezer if required. Built-in cupboard which contains a Combi boiler which we understand was only recently replaced. Door leading off to rear lobby.

### REAR LOBBY

Natural wood flooring continued from the kitchen area, radiator. White uPVC double-glazed door with privacy glass leading out to rear yard, door leading into dining kitchen, door leading to bathroom.

### BATHROOM

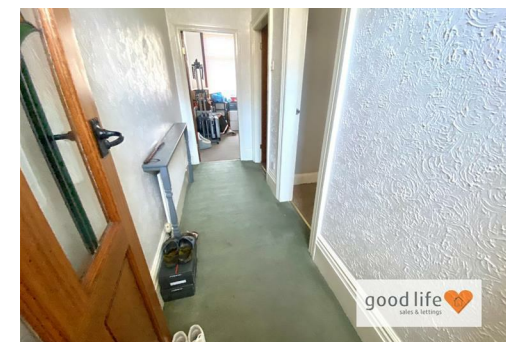
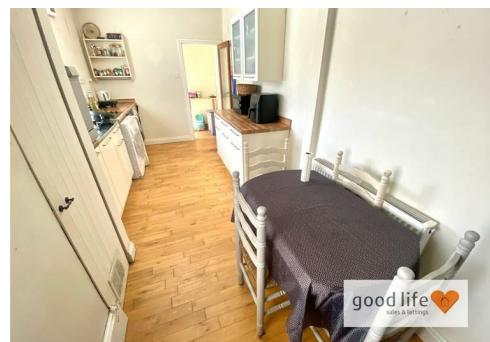
Laminate wood-effect flooring, doubler radiator, white uPVC double-glazed window facing out onto rear yard with privacy glass. White bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with showerhead attachment. The area behind most of the bath is finished in a ceramic tile.

### EXTERNALLY

The property has a manual roller shutter door providing vehicle access if required.

### GENERAL

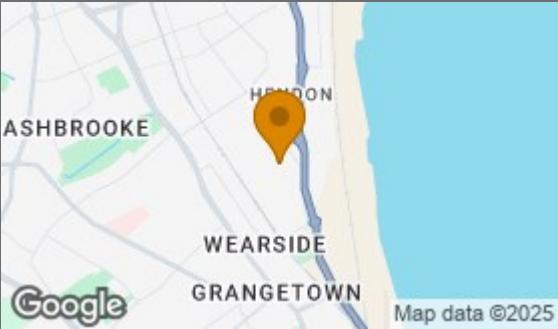
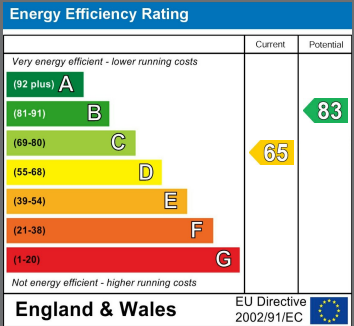
The property has had a new roof in recent years.



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





Good Life Homes - Sales

46 Windsor Terrace  
Sunderland  
Tyne and Wear  
SR2 9QF



## Contact

0191 565 6655

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

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

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