

Houghton Street
Millfield
Sunderland
SR4 7DY



Houghton Street

£75,000

INTRODUCTION

VERY SPACIOUS 1 DOUBLE BED MID TERRACE - FORMERLY 2 BEDROOMS - VERY WELL PRESENTED - RENTAL COMPLIANT WITH GAS AND ELECTRICAL CERTS - INVESTMENT BTL POTENTIAL
- CURRENT RENTAL ASSESSMENT £600pcm plus - OPTION TO INCREASE BEDROOMS & ACHIEVABLE RENT - LOFT PART-CONVERTED BUT NOT USED OFFERING POTENTIAL ...

ENTRANCE HALL

Large spacious e/h which formally had a staircase leading to the loft which has now been removed, large double radiator, electric meter and gas meter. 1 door leading off to double bedroom 1, 1 door leading to lounge.

BEDROOM 1

Carpet flooring, 1 double radiator, front facing white uPVC double-glazed window. This is a very spacious well-presented room.

LOUNGE

Formally a lounge and a bedroom, this is now 1 open plan large living space with carpet flooring, additional large double radiator, 2 white uPVC double-glazed windows looking out over rear yard, open plan door leading to kitchen area. Please note, that this room would have formally had a staircase leading into the loft area. We understand that the loft area was previously converted and had large double bedroom with bathroom, we understand the plumbing and electrics are still up there and conversion to 2/3 bedroom property would be reasonably straight forward subject to your own investigations. If you did want to investigate the loft space, there is no ladder access so you would need to bring your own ladders onto the viewing.

KITCHEN

A lovely light kitchen extension with white uPVC double-glazed window overlooking the rear yard, huge sky light built into the ceiling allowing lots of light to flood into this lovely space, carpet flooring. Fitted kitchen with a range of wall and floor units in a cream finish with natural wood work surfaces. Reasonably modern combi boiler which we understood benefited from a landlord gas safety certificate at some point in the recent past, ample space for appliances as required. Open plan doorway leading to rear lobby.

REAR LOBBY

Vinyl flooring, white uPVC double-glazed door leading to rear yard, door leading into bathroom.

BATHROOM

Tiled flooring, white sink built into vanity unit with chrome tap, toilet with low level cistern, white corner shower cubicle with chrome shower fed from the main combi boiler system. The walls are completely finished in uPVC cladding as are the ceilings. White uPVC double-glazed window facing into the rear yard. Extractor fan.

EXTERNALLY

Has timber gated access wide enough to accommodate a vehicle for off street parking.

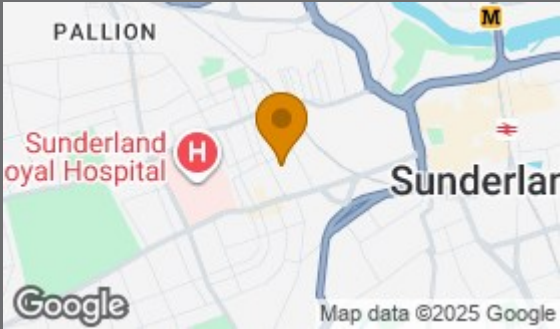
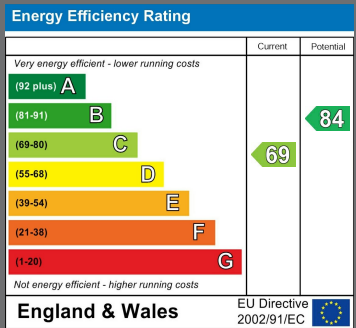
GENERAL

Please note that the roof has been replaced at some point over the years and is not the original roof, and that there is modern double-glazed roof window on the rear elevation and there is also modern double-glazed roof window on the front elevation also.



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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