

Anglesey Road  
Farringdon  
Sunderland  
SR3 3ED



# Anglesey Road

£55,000

## INTRODUCTION

LARGE 2 DOUBLE BED FIRST FLOOR FLAT - RECENT KITCHEN AT CONSIDERABLE EXPENSE - RECENT CENTRAL HEATING BOILER- MODERN ELECTRICS - UPVC DOUBLE GLAZING - SENSIBLE SERVICE CHARGES & GROUND RENT @ £1560pa - SUITABLE FOR FTB'S / SMALL FAMILIES / INVESTORS - POT RENTAL INC £650pcm @ 11% + PA NET YIELD - POTENTIALLY NO CHAIN - LONG LEASEHOLD AROUND 120 YEARS REMAINING ...

## COMMUNAL ENTRANCE

Well maintained communal entrance with stairs leading to first floor. Door leading off to apartment.

## ENTRANCE HALL

Rear facing white uPVC double-glazed window, radiator, 2 doors leading off, 1 to kitchen and 1 to lounge.

## KITCHEN

Ceramic tile flooring, radiator, rear facing white uPVC double-glazed window. Recently installed fitted kitchen with a range of wall and floor units in a modern finish with contrasting laminate work surface. Integrated 4 ring induction hob, integrated electric oven, space and plumbing for a washing machine, space for an under bench fridge, space for an under bench dryer also. Stainless steel sink with monobloc tap situated below the window with pleasant rear views, and modern combi boiler.

## LOUNGE

Measurements taken at widest points and into bay. White uPVC double-glazed bay window, radiator, carpet flooring, feature fireplace in a wood effect finish with electric plasma fire. This is a really large lounge which is large enough to accommodate most arrangements of furniture. Access doors leading into front hallway and rear hallway.

## REAR HALLWAY

Laminate wood-effect flooring, radiator, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

## BATHROOM

Ceramic tile flooring, radiator, rear facing white uPVC double-glazed window privacy glass. White bathroom comprising of toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome tap and showerhead attachment. The area around the bath, sink and toilet area are finished in a modern uPVC cladding.

## BEDROOM 1

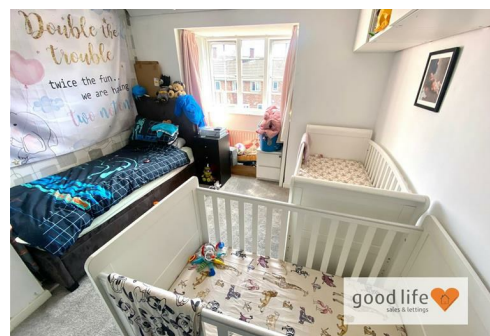
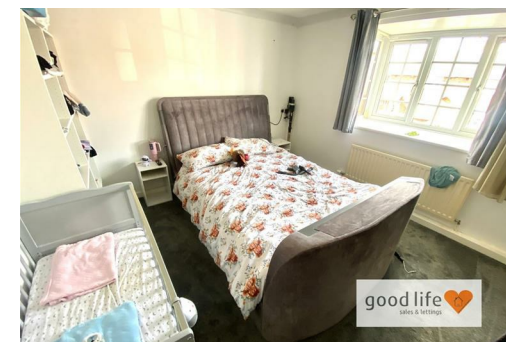
Carpet flooring, radiator, front facing white uPVC double-glazed box bay window. Built in cupboard providing a good degree storage and hanging. This is a double bedroom.

## BEDROOM 2

Also large double bedroom. Carpet flooring, radiator, rear facing white uPVC double-glazed bay window.

## EXTERNALLY

Access around the side to the rear where there is a shared communal garden for refuse bins etc etc.



Local Authority  
Sunderland

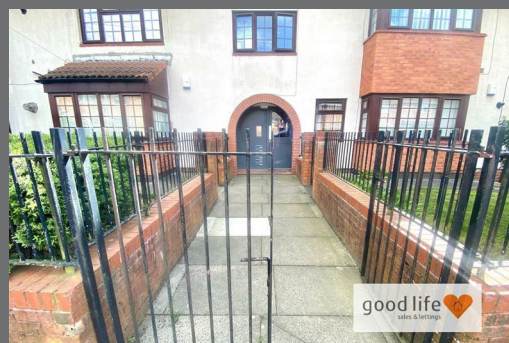
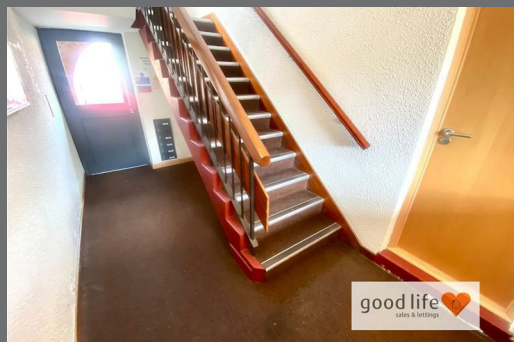
Council Tax Band  
A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	77	79

England & Wales 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



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