Westbury Street

Millfield

Sunderland

SR4 6EF









good life sales & lettings

Westbury Street

£69,995

INTRODUCTION
Good Life Homes are delighted to bring to the market this one-bedroom home on Westbury Street in Millfield, Sunderland. Available with NO CHAIN and vacant possession, the property offers generous room sizes and potential as a buy-to-let investment, having been rented out for a number of years until fairly recently.

ENTRANCE HALL
Accessed directly from the street via a white UPVC double-glazed entrance door. Laminate wood-effect flooring, large double radiator, electricity and gas meters and electrical consumer unit. Two doors lead to the double bedroom and lounge.

BEDROOM
A generously proportioned double bedroom with carpet flooring, double radiator and a front-facing white UPVC double-glazed window.

LOUNGE
A spacious reception room with laminate wood-effect flooring, double radiator and a white UPVC double-glazed window overlooking the rear yard. Feature fire surround with quartz hearth and back, together with built-in cupboards to either side of the chimney breast. Doors lead to the rear porch and kitchen.

KITCHEN
Tiled flooring, double radiator and a white UPVC double-glazed window overlooking the rear yard. Fitted with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated electric oven, four-ring gas hob and feature extractor chimney. Stainless steel single-bowl sink with single drainer and matching Monobloc tap. A wall-mounted combination boiler provides hot water and gas central heating. An under-counter fridge, under-counter freezer and washing machine are included in the sale. A door leads to the bathroom.

BATHROOM
Vinyl flooring and double radiator. White suite comprising a WC with low-level cistern, pedestal wash basin with chrome tap and panelled bath with chrome tap, shower-head attachment and glass shower screen. UPVC wall cladding and extractor fan.

EXTERNALLY
A rear yard with timber gates providing potential vehicle access. There is also a former car standing area with timber gates, previously covered by a corrugated roof and now open to the elements. The remaining structure could be removed, or a corrugated roof reinstated to provide covered parking if required.

GENERAL
The property was rented out for a number of years until fairly recently and offers potential as a buy-to-let investment. We understand it benefits from a gas safety certificate and an electrical compliance certificate. Available with NO CHAIN and vacant possession.





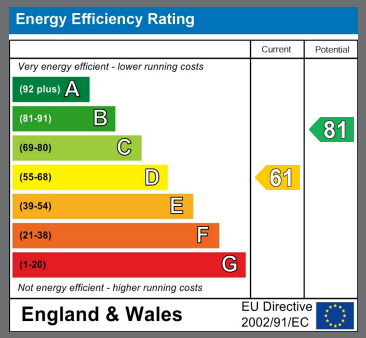


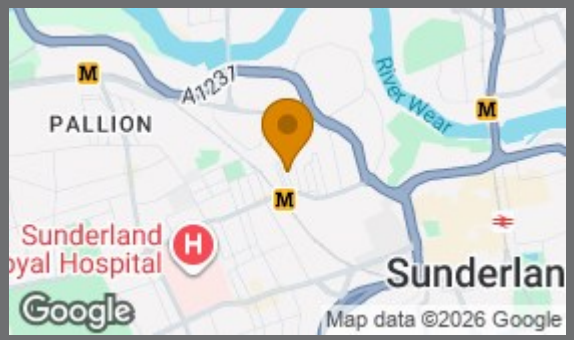




Local Authority
Sunderland

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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