

May Street
Millfield
Sunderland
SR4 6AF



May Street

£80,995

INTRODUCTION

2 BED WELL PRESENTED MID TERRACE - ONE-LEVEL LIVING - CLOSE TO / WALKING DISTANCE TO CITY CENTRE - NEW ROOF - NEW BATHROOM RENOVATION - PERFECT FIRST TIME BUYER HOME POTENTIAL BUY TO LET WITH RENT OF £700pcm - VEHICLE ACCESS TO REAR + ON STREET PARKING

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, electric consumer unit, electric meter and gas meter. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, loft hatch. 3 doors leading off, 1 to bedroom 1, 1 to bedroom 2 and 1 to lounge.

BEDROOM 1

Measurements do not include depth of fitted wardrobes. Good size double bedroom. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Lovely tall ceiling. Built in wardrobes to either side of the chimney breast providing a good degree of storage and hanging space.

BEDROOM 2

Good size single bedroom currently used as a study and music room. Carpet tile flooring, radiator, rear facing white uPVC double-glazed window.

LOUNGE

Laminate wood-effect flooring, double radiator, feature fire surround in a painted finish with quartz hearth and back and built in gas fire. Lovely high ceilings and door leading off to the kitchen.

KITCHEN

Tiled flooring, white uPVC double-glazed window, wall mounted central heating boiler (combi) fitted kitchen with a range of wall and floor units with complementary laminate wood-effect work surfaces. Circular white sink with bowl and a half and matching drainer and Monobloc tap, space and plumbing for a gas cooker, space and plumbing for a washing machine. Door leading off to rear lobby.

REAR LOBBY

Continuation of the tiled flooring from the kitchen, white uPVC double-glazed door leading out to rear courtyard, door leading off to bathroom.

BATHROOM

Vinyl tile effect flooring, white towel heater style radiator, modern bathroom suite comprising toilet with concealed cistern and push button flush, sink built into vanity unit with black tap, bath with tiled panel, black taps and shower fed from the main combi boiler system comprising fixed overhead shower and separate hand held shower. White uPVC double-glazed window facing out onto rear courtyard. Extractor fan.

EXTERNALLY

Manual up and over garage door providing vehicle access if required.

GENERAL

The property has had a new bathroom suite in recent years.

The property has had a new roof installed at considerable expense to the current owners.



Local Authority
Sunderland

Council Tax Band
A

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



Good Life Homes - Sales

46 Windsor Terrace
Sunderland
Tyne and Wear
SR2 9QF

Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

good life 
sales & lettings