



Royle Street, Grangetown, Sunderland

Offers in the Region of £94,995

VERY SENSIBLY PRICED

WELL-PRESENTED

3 BEDROOM MID TERRACED HOUSE

EPC RATING E

POPULAR RESIDENTIAL LOCATION IN CENTRAL GRANGETOWN

RENTAL COMPLIANT WITH ELECTRICAL SAFETY CERTIFICATE & GAS CERTIFICATE

VERY SENSIBLY PRICED - WELL-PRESENTED - 3 BEDROOM MID TERRACED HOUSE - POPULAR RESIDENTIAL LOCATION IN CENTRAL GRANGETOWN - RENTAL COMPLIANT WITH ELECTRICAL SAFETY CERTIFICATE & GAS CERTIFICATE - UPVC DOUBLE GLAZING - REMOTE ROLLER SHUTTER DOOR PROVIDING VEHICLE ACCESS TO REAR - PLEASANT SUNNY WEST-FACING REAR ASPECT WITH PARIO DOORS LEADING OFF LOUNGE - POTENTIAL TO CREATE A 4TH BEDROOM BY SPLITTING VERY LARGE FRONT BEDROOM & ADDING VELUX ROOF LIGHT - READY TO MOVE INTO OR READY TO LET - RENTAL POTENTIAL £750pcm IN CURRENT MARKET PROVIDING GOOD YIELD IN REGION OF 9/10%pa WITH STRONG TENANT DEMAND - NO CHAIN AVAILABLE FOR QUICK COMPLETION IF REQUIRED ... Good Life Homes are delighted to bring to the market a well presented versatile home in central Grangetown close to all amenities, shops and transport links. PERFECT for first time buyers or families looking to acquire a great value spacious home, the property would also be suitable for potential landlords looking for a ready-to-let home with an excellent yield in an area of very strong tenant demand. The property offers versatility with the ground floor front bedroom having access from the entrance hall but also with a double door opening onto the lounge allowing part-open plan lounge/dining layout with patio doors opening out into the rear west-facing courtyard. A well proportioned kitchen leads off the lounge with a small utility area at the far end accommodating space for a washing machine and double fridge freezer. On the first floor there is a well presented bathroom and 2 double bedrooms. The front room in particular is huge and offers potential to split to create a 4th comfortable single/small double bedroom with the addition of a Velux window. The rear courtyard is generous with ample space for vehicle parking via a remote door and ample additional seating area. Less than a minutes walk to the shops and services in Grangetown and close to transport links, bus routes into town and within walking distance of the large Asda superstore, this is a perfect central location. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE VESTIBULE

Carpet flooring, recently installed consumer unit and upgraded electrics (installed June 2022) electric meter and gas meter. Door leading into entrance hall.

HALL

Carpet flooring, radiator, door leading off to lounge, door leading off to bedroom 1.

BEDROOM 1 13' 10" x 13' 3" (4.21m x 4.04m)

Currently used as a dining room, the large front room is traditionally used front bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed window. Vertical blind, double door opening through to lounge. Please note, that if someone wanted to use this as a bedroom then it would simply be a case of reinstalling double doors to the opening.

LOUNGE 17' 1" x 13' 6" (5.20m x 4.11m)

Large lounge with carpet flooring, double radiator, open plan staircase to first floor, white uPVC double-glazed patio doors leading out to rear garden, open plan door opening leading to kitchen. Electric modern style fire located on the chimney breast.

KITCHEN 11' 5" x 7' 3" (3.48m x 2.21m)

Vinyl tile-effect flooring, 2 white uPVC double-glazed windows facing out to rear courtyard. Fitted kitchen with a range of wall and floor units in a white finish with contrasting wood-effect laminate work surfaces, integrated electric oven, 4 ring ceramic hob and integrated extractor. White sink with bowl and a half, single drainer and matching Monobloc tap, Combi boiler concealed within a matching kitchen unit, open plan door way leading to small utility area.

UTILITY AREA 7' 7" x 3' 4" (2.31m x 1.02m)

Quarry tile flooring, 2 wooden framed single-glazed windows, front and rear facing, uPVC cladding to wall and ceiling, space and plumbing for a washing machine, space for a tall fridge/freezer.

FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.



BEDROOM 2 17' 2" x 12' 8" (5.23m x 3.86m)

Very large double bedroom. Carpet flooring, double radiator, front facing white uPVC double-glazed window.

BEDROOM 3 14' 10" x 8' 0" (4.52m x 2.44m)

Measurements taken at widest points. Carpet flooring, double radiator, rear facing white uPVC double-glazed window. Built-in cupboard providing additional storage. This is also a double bedroom.

BATHROOM 8' 3" x 5' 4" (2.51m x 1.62m)

Vinyl tile-effect flooring, chrome towel heater style radiator, rear facing white uPVC double-glazed window. White bathroom suite comprising; toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps with separate thermostatic shower fed from the main Combi boiler system and circular shower rail. The walls and ceilings are finish in a uPVC cladding.

EXTERNALLY

The property has a generous large rear courtyard with electric roller shutter garage door access fitted leading to comfortable car standing area. Additional space in the courtyard for ample seating area and approx. west facing which means it enjoys sunshine for the majority of the day, weather permitting, with a lovely aspect.

GENERAL

Please note, the property was until recently rented out and is fully compliant with electrical safety certificate, gas safety certificate and general maintenance work has been carried out to the property to ensure all is in good order. This would make a perfect ready to go rental property where there is considerable demand for a property like this, in the region of £700 a month or as sensibly priced well presented home in central Grangetown close to all amenities, shops and transports links. NO CHAIN and the seller would prefer to extradite a quick sale if at all possible.



