



Kitchener Street, High Barnes, Sunderland

£50,000

ONE BED MID TERRACED HOUSE PLUS LOFT ROOM

REQUIRES UPDATING AND MODERNISATION

**EXCEPTIONAL OPPORTUNITY AS A REFURBISHMENT PROJECT
OR AS A LOW COST HOME IN EXCELLENT RESIDENTIAL AREA**

EPC RATING E

NO CHAIN & SOLD AS SEEN

CLOSE TO BARNES PARK & BARNES PRIMARY SCHOOL

Goodlife Homes Estate Agents are now in receipt of an offer for the sum of £55,000 for 55, Kitchener Street, Sunderland, SR4 7QL. Anyone wishing to place an offer on the property should contact Goodlife Homes Estate Agents 46, Windsor Terrace, SUNDERLAND, SR2 9QF telephone number 01915656655 prior to exchange of contracts. ONE BED MID TERRACE COTTAGE PLUS LOFT ROOM – REQUIRES UPDATING & MODERNISATION – REFURBISHMENT PROJECT OR LOW COST HOME – NO CHAIN & – CLOSE TO BARNES PARK & LOCAL SCHOOLS – QUICK SALE REQUIRED. Good Life Homes are delighted to bring to the market this one bed mid terraced cottage situated in popular Barnes location close to Barnes Park, local schools, Sunderland Royal Hospital and transport links. It does require some updating and modernisation but would be a great opportunity as a refurbishment project or a low cost home. Briefly comprising on the ground floor; entrance hall, bedroom, lounge, kitchen and bathroom. On the first floor is a loft room providing additional space. Externally to the rear is a low maintenance courtyard with roller shutter and space for parking 1 vehicle if required, plus on street parking to the front of the property. 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 you will pay us nothing unless we sell your home!

ACCOMMODATION

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Single radiator. 2 doors leading off; 1 bedroom, 1 to lounge.

BEDROOM 14' 5" x 13' 4" (4.39m x 4.06m)

Single radiator, front facing white uPVC double-glazed window. This room can be used as a second reception room or ground floor bedroom.

LOUNGE 18' 6" x 13' 2" (5.63m x 4.01m)

White uPVC double-glazed windows rear facing. 2 double radiators. Stairs to first floor landing. Built-in fire with fire surround, tiled back and hearth. Door leading off to under stairs cupboard providing useful storage space. Door leading off to kitchen.

KITCHEN 13' 8" x 6' 7" (4.16m x 2.01m)

Tiled flooring. White uPVC double-glazed windows side facing. Double-glazed velux window. Fitted kitchen with a range of wall and floor units in a cream finish with contrasting work surfaces. The walls around the kitchen are finished in a stylish tile. Sink with bowl and a half and single drainer. Space and plumbing for washing machine. Space for under bench fridge/freezer. 4 ring gas hob with built-in oven. Spotlights to ceiling. Door leading off to bathroom. White uPVC double-glazed door leading out to rear courtyard.

BATHROOM 5' 8" x 5' 10" (1.73m x 1.78m)

Vinyl flooring, single radiator, white uPVC double-glazed window with privacy glass side facing. Bathroom suite comprising of; toilet with low level cistern, sink with pedestal and chrome taps, bath with panel and chrome taps. Mirror nearly the full length of one wall. The walls are finished in paneling to half height and ceramic tiles to half height.

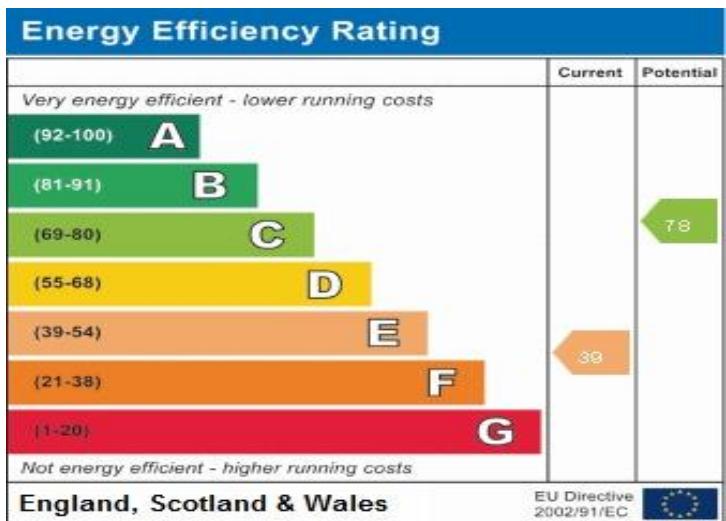
LOFT ROOM

2 Velux windows. Single radiator.

EXTERNALLY

Externally to the rear is a low maintenance courtyard with roller shutter and space for parking 1 vehicle if required.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.