



## Rose Street, Millfield, Sunderland

**£60,000**

**3 BED DORMA COTTAGE**

**MAY BE OF INTEREST TO FIRST TIME BUYERS, LANDLORDS OR INVESTORS**

**ONCE WELL PRESENTED COULD ACHIEVE MONTHLY RENTAL OF £650pm**

**POPULAR MILLFIELD LOCATION CLOSE TO CHESTER ROAD, UNIVERSITY & HOSPITAL**

**EPC RATING D**

**NO CHAIN**

3 BED DORMA COTTAGE – MILLFIELD LOCATION CLOSE TO CHESTER ROAD, UNIVERSITY & HOSPITAL – 1st TIME BUYER OR INVESTMENT OPPORTUNITY – POTENTIAL RENTAL INCOME OF £650pcm – NO CHAIN. Good Life Homes are delighted to bring to the market this 3 bed dorma cottage situated in popular Millfield location close to amenities, transport links, Sunderland Royal Hospital and University of Sunderland offering a great commuting area. This particular property may be of interest to first time buyers or landlords, with a potential rental income of £650pcm once well presented. With the benefit of NO CHAIN, briefly comprising; entrance hall, lounge, dining area, bedroom 3, kitchen, lobby area and bathroom. On the first floor are an additional 2 double bedrooms. This is a great opportunity to acquire a low cost family home or investment income. 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!

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## ACCOMMODATION

### ENTRANCE HALL

Double radiator, carpeted stairs to first floor landing, door leading off to understairs cupboard, door leading off to lounge.

### LOUNGE 13' 10" x 12' 0" (4.21m x 3.65m)

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window, fire surround with tiled back and hearth.

### DINING ROOM 13' 7" x 11' 4" (4.14m x 3.45m)

Laminate wood-effect flooring, rear facing white uPVC double-glazed window with views over the rear courtyard. 2 doors leading off; 1 to bedroom 3 and 1 to kitchen. Double doors leading off to reception room 1.

### BEDROOM 3 10' 7" x 5' 8" (3.22m x 1.73m)

Laminate wood-effect flooring, double radiator, rear facing white uPVC double-glazed window. This is a small single bedroom.

### KITCHEN 13' 6" x 6' 7" (4.11m x 2.01m)

Laminate wood-effect flooring, double radiator, side facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a light grey finish with contrasting work surfaces, stainless steel sink with single bowl, single drainer and matching taps. Space for cooker, space for tall fridge/freezer, space and plumbing for a washing machine, breakfast bar with room for 3 chairs. Door leading off to rear lobby.

### REAR LOBBY

2 doors leading off, 1 to rear courtyard and 1 to bathroom.

### BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

Laminate wood-effect flooring, vertical towel heater style radiator, side facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising of; toilet with low level cistern and push button flush, sink with single pedestal and chrome taps, bath with panel, and hand held shower. The walls are finished in a tile.

### FIRST FLOOR LANDING

2 doors leading off both to bedrooms. Loft hatch.



### BEDROOM 1 17' 7" x 13' 6" (5.36m x 4.11m)

Measurements taken at widest points Carpet flooring, rear facing white uPVC double-glazed window. This is also a double bedroom.

### BEDROOM 2 13' 9" x 11' 3" (4.19m x 3.43m)

Measurements do not include the depth of the fitted wardrobes. Carpet flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall providing useful storage space. This is a double bedroom.

### EXTERNALLY

Low maintenance rear court yard, suitable for parking 1 small vehicle if required.





