



good life
sales & lettings

Cairo Street, Hendon, Sunderland

£45,000

3 BED MID TERRACED DORMA COTTAGE

2 RECEPTION ROOMS

REQUIRES SOME COSMETIC UPDATING

EPC RATING E

INVESTMENT OPPORTUNITY OR A FAMILY HOME

NO CHAIN

3 BED MID TERRACED DORMA COTTAGE – 2 RECEPTION ROOMS – REQUIRES SOME COSMETIC UPDATING - INVESTMENT OPPORTUNITY OR A FAMILY HOME – REAR COURTYARD – NO CHAIN. Good Life Homes are delighted to bring to the market this 3 bedroom mid terraced house with dorma which may be of interest to a family or an investor. The property does require some cosmetic updating but briefly comprises; entrance hall, double bedroom 1, lounge, dining area, kitchen and bathroom on the ground floor, an additional 2 double bedrooms on the first floor. Externally to the rear is a low maintenance courtyard with electric roller shutter with space for parking 1 vehicle if required. With the benefit of NO CHAIN this represents an excellent opportunity to acquire a low cost family home or an 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! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

46 Windsor Terrace , Sunderland, SR2 9QF
Tel: 0191 565 66 55 Email: info@goodlifehomes.co.uk
www.goodlifehomes.co.uk

ACCOMMODATION

ENTRANCE VESTIBULE

Entrance via white uPVC double-glazed door. Carpet flooring, door leading off to entrance hall.

ENTRANCE HALL

Carpet flooring, single radiator, 2 doors leading off, 1 to bedroom and 1 to lounge.

BEDROOM 1 14' 10" x 13' 7" (4.52m x 4.14m)

Carpet flooring, single radiator, front facing white uPVC double-glazed bow window. Fitted wardrobes providing useful storage and hanging space. This is a double bedroom.

LOUNGE 19' 0" x 15' 3" (5.79m x 4.64m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window, door leading off to built in cupboard providing useful storage space. Fire surround with built in gas fire, carpeted stairs to first floor landing. Door leading off to dining area.

DINING AREA 13' 6" x 10' 9" (4.11m x 3.27m)

Carpet flooring, single radiator, side facing white uPVC double-glazed bow window, door leading off to built in cupboard, white uPVC double-glazed door with privacy glass. Space for dining table and chairs, door leading off to kitchen.

KITCHEN 7' 9" x 6' 6" (2.36m x 1.98m)

Laminate wood-effect flooring, fitted kitchen with a range of wall and floor units, sink with single bowl, single drainer and Monobloc taps, space and plumbing for a washing. Door leading off to bathroom.

BATHROOM 7' 9" x 5' 2" (2.36m x 1.57m)

Tiled flooring, toilet with mid level cistern, bath with panel and chrome taps, sink with single pedestal and chrome taps. Side facing white uPVC double-glazed window with privacy glass.

FIRST FLOOR LANDING

Carpet flooring, 2 doors leading off to bedrooms.

BEDROOM 2 14' 0" x 11' 1" (4.26m x 3.38m)

Carpet flooring, single radiator, front facing white uPVC double-glazed window. This is a large double bedroom.



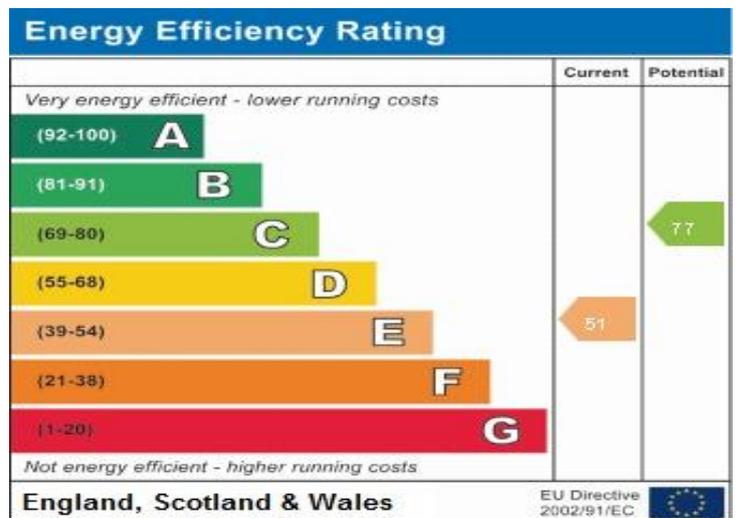
BEDROOM 3 12' 10" x 12' 0" (3.91m x 3.65m)

Carpet flooring, single radiator, rear facing white uPVC double-glazed window. This is also a large double bedroom.

EXTERNALLY

The property benefits from a low maintenance rear courtyard, electric roller shutter 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.