



Somerset Cottages, Silksworth, Sunderland

£70,000

COST EFFECTIVE 2 BEDROOM MID TERRACED HOME

ALL ON ONE LEVEL

GAS AND ELECTRIC COMPLIANT FOR BUY TO LET LANDLORDS

EPC RATING D

RENTAL ASSESSMENT £550pcm + FOR YIELD OVER 9%pa

CLOSE TO LOCAL TRANSPORT LINKS WITH EASY ACCESS INTO CITY CENTRE

FTB OR BUY TO LET OPPORTUNITY - COST EFFECTIVE 2 BEDROOM MID TERRACED HOME - ALL ON ONE LEVEL - GAS AND ELECTRIC COMPLIANT FOR BUY TO LET LANDLORDS - RENTAL ASSESSMENT £550pcm + FOR YIELD OVER 9%pa - CLOSE TO LOCAL TRANSPORT LINKS WITH EASY ACCESS INTO CITY CENTRE - NO CHAIN ... Good Life Homes are delighted to bring to the market an excellent opportunity to acquire a compliant, modernised and ready to let home with a yield over 9%pa and a rental income of £550pcm or more. The property is located in Silksworth within walking distance to the Sports centre, dry Ski slope and Sainsbury's and is close to all transport links allowing for convenient access into and around the city. Briefly comprising; entrance hall, 2 bedrooms, lounge, kitchen and bathroom, rear courtyard providing personal outdoor space. 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@goodlifelifehomes.co.uk
www.goodlifelifehomes.co.uk

ACCOMMODATION

INTRODUCTION

FTB OR BUY TO LET OPPORTUNITY - COST EFFECTIVE 2 BEDROOM MID TERRACED HOME - ALL ON ONE LEVEL - GAS AND ELECTRIC COMPLIANT FOR BUY TO LET LANDLORDS - RENTAL ASSESSMENT £550pcm + FOR YIELD OVER 9%pa - CLOSE TO LOCAL TRANSPORT LINKS WITH EASY ACCESS INTO CITY CENTRE - NO CHAIN ...

ENTRANCE VESTIBULE

Laminate wood-effect flooring, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, radiator, gas meter, 3 doors leading off 2 to bedrooms and 1 to lounge.

BEDROOM 1 14' 4" x 13' 7" (4.37m x 4.14m)

Carpet flooring, 2 radiators, 2 front facing white uPVC double-glazed windows. This is a very large double bedroom.

BEDROOM 2 10' 6" x 6' 8" (3.20m x 2.03m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This bedroom would also accommodate a double bed but would be classed as a large single.

LOUNGE 13' 10" x 11' 0" (4.21m x 3.35m)

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window with views over rear yard. Brick fireplace with built in coal effect coal effect gas fire. Door leading off to kitchen.

KITCHEN 10' 8" x 6' 3" (3.25m x 1.90m)

Ceramic tile flooring, fitted kitchen with a range of wall and floor units in a white finish with complementary laminate wood-effect work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish. Circular sink with matching drainer and monobloc tap. Space and electric socket for tall fridge/freezer, under bench space for appliances, radiator, wall mounted modern combi boiler. Built in cupboard houses modern consumer unit which is recorded as having last inspection 28th march 2023. Door leading off to rear lobby.

REAR LOBBY



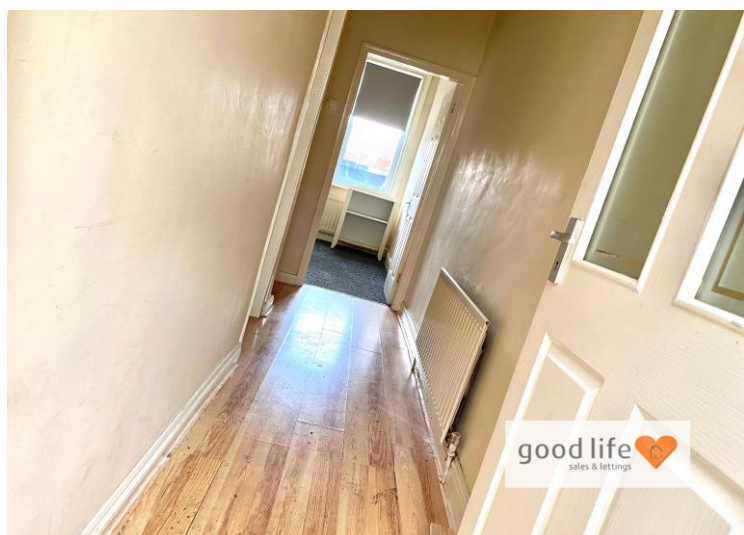
Tiled flooring, built in cupboard providing storage, white uPVC double-glazed door leading to rear court yard, door leading off to bathroom.

BATHROOM 6' 3" x 5' 4" (1.90m x 1.62m)

Tile flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, white bath with panel and chrome taps with showerhead attachment, glass shower screen and additional separate shower fed from the main combi boiler system. The walls are finished in a ceramic tile.

EXTERNALLY

Pedestrian walk way with low maintenance front garden leading uPVC double-glazed door. The property has timber gated access providing the opportunity for vehicle parking to the rear plus separate pedestrian gated access for refuse bins etc.





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |