



Cairo Street, Hendon, Sunderland

Offers in the Region of £59,995

3 BEDROOM MID TERRACE HOME

GROUND FLOOR BEDROOM PLUS 2 FIRST FLOOR BEDROOMS

LARGE REAR COURTYARD

WILL BE AVAILABLE WITH VACANT POSSESSION

EPC RATING E

LOW COST HOME OR BUY TO LET POTENTIAL WITH RENTAL INCOME ASSESSMENT AROUND £550pcm

GOOD OPPORTUNITY - 3 BEDROOM MID TERRACE HOME - WILL BE AVAILABLE WITH VACANT POSSESSION - GROUND FLOOR BEDROOM PLUS 2 FIRST FLOOR BEDROOMS - LARGE RECEPTION ROOM - LARGE REAR COURTYARD - LOW COST HOME OR BUY TO LET POTENTIAL WITH RENTAL INCOME ASSESSMENT AROUND £550pcm - NO CHAIN ... Good Life Homes are delighted to bring to the market a good opportunity to acquire a low cost home or with buy to let landlord potential with a rental appraisal of £550pcm possible. The property is currently let but will be vacant and all tenant belongings in photographs cleared. The property offers spacious accommodation over 2 floors with 2 bedrooms on the first floor and a large lounge, double bedroom, kitchen and bathroom on the ground floor. There is private parking potential in the rear courtyard and ample on street parking. Properties of this type represent excellent value as low cost family-sized homes and are within walking distance of shops on VILLETTE Road and major transport links into the city centre, offering an excellent base. Properties also offer excellent yield prospects for buy to let landlords. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice, 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 won't pay us anything 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

Entrance via partially-glazed door. Carpet tile flooring, gas meter and electric meter and electric fuse board. Partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, radiator, under stairs cupboard providing some storage. Door leading off to bedroom, open plan doorway leading to lounge/dining room.

BEDROOM 1 14' 5" x 14' 2" (4.39m x 4.31m)

Carpet flooring, radiator, front facing white uPVC double-glazed bay window with original panelling either side. Feature fire surround, high ceilings and original coving. This is a large double bedroom.

LOUNGE/DINING ROOM 18' 7" x 15' 5" (5.66m x 4.70m)

Measurements taken at widest points. Carpet flooring, 2 radiators, 2 rear facing white uPVC double-glazed windows with views over courtyard. Open plan staircase to first floor, partially-glazed door leading off to kitchen.

KITCHEN 9' 9" x 6' 8" (2.97m x 2.03m)

Tiled flooring, double radiator, white uPVC double-glazed window facing out to rear courtyard, uPVC door leading out to rear courtyard. Fitted kitchen with a range of wall and floor units and complementary laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for electric oven, space for fridge/freezer, wall mounted modern Combi boiler. Door leading off to bathroom.

BATHROOM 10' 0" x 6' 2" (3.05m x 1.88m)

Vinyl tile flooring, white toilet with low level cistern, sunken bath with chrome bath tap, sink built into unit. White uPVC double-glazed window with privacy glass facing the rear courtyard. The walls are finished in part tile and part tongue and groove cladding.

FIRST FLOOR LANDING

Built-in cupboards and roof light. 2 doors leading off to 1 comfortable single and 1 large double bedroom.



BEDROOM 2 14' 0" x 12' 0" (4.26m x 3.65m)

Measurements taken at widest points. Carpet flooring, rear facing white uPVC double-glazed window. Roof light, single radiator, small loft hatch. This is a large double bedroom

BEDROOM 3 8' 9" x 7' 2" (2.66m x 2.18m)

Carpet flooring, single radiator, double-glazed Velux style roof light with built-in blind. This is a single bedroom.

EXTERNALLY

The property benefits from a generous rear courtyard with electric roller shutter garage providing comfortable vehicle access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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.