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sales & lettings

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## Brookland Road, St Gabriels, Sunderland

**Offers in the Region of £95,000**

**UNIQUE TERRACED HOME WITH VERSATILE LAYOUT**

**2 OR 3 DOUBLE BEDROOMS DEPENDENT ON NEEDS OF NEW OWNERS**

**NO CHAIN**

**EXCELLENT RESIDENTIAL AREA CLOSE TO HOSPITAL**

**EPC RATING (to follow)**

**SUITABLE AS FAMILY HOME OR POTENTIAL FOR INVESTORS WITH POTENTIAL RENTAL INCOME OF £650pcm**

SENSIBLY PRICED - UNIQUE TERRACED HOME WITH VERSATILE LAYOUT - EXCELLENT RESIDENTIAL AREA CLOSE TO HOSPITAL - 2 OR 3 DOUBLE BEDROOMS DEPENDENT ON NEEDS OF NEW OWNERS - NO CHAIN - SUITABLE AS FAMILY HOME OR POTENTIAL FOR INVESTORS WITH POTENTIAL RENTAL INCOME OF £650pcm - LOCATED IN AN AREA OF HIGH TENANT DEMAND - NO CHAIN ... Good Life Homes are delighted to bring to the market a versatile home in a good residential location within just a few minutes walk of Sunderland Royal Teaching Hospital. Offering either 2 or 3 double bedrooms depending on the needs of the new owners (2 double on first floor and 1 double or 2nd Reception on ground floor) plus a generous lounge, kitchen and bathroom. There is an enclosed rear/side courtyard with access for refuse bins etc and there is ample on street parking immediately outside your front door. This property is very sensibly priced and offers a good opportunity for a family home or as an investment property with an anticipated rent in the region of £650pm returning a strong yield. With the benefit of NO CHAIN, 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.

## ACCOMMODATION

### ENTRANCE VESTIBULE

Entrance via partially-glazed door. Carpet flooring, gas meter, electric meter, electric fuse box, door leading off to lounge.

### LOUNGE 15' 7" x 14' 6" (4.75m x 4.42m)

Measurements taken at widest points. Spacious large lounge with carpet flooring, front facing white uPVC double-glazed window. Feature fire surround in a painted finish with marble-effect tiled hearth and back and built-in coal-effect gas fire. Open plan staircase to first floor landing, built-in cupboards to either side of the chimney breast, door leading off to kitchen, double doors leading off to 2nd lounge or 3rd ground floor bedroom.

### 3RD BEDROOM OR SECOND LOUNGE 15' 3" x 11' 3" (4.64m x 3.43m)

A double room with painted fire surround, built-in electric fire, front facing white uPVC double-glazed window, radiator, large built-in cupboard utilising space under the stairs. Sliding doors leading through to main lounge. This room could be used as a secondary lounge, dining room or third bedroom depending on the needs of the new owner.

### KITCHEN 13' 2" x 7' 1" (4.01m x 2.16m)

Measurements taken at widest points. Tiled flooring, chrome towel heater style radiator, wooden framed single-glazed window with leaded glass, white uPVC double-glazed door leading out to the rear, door leading off to bathroom. Fitted kitchen with a range of wall and floor units in a medium oak-effect finish with contrasting laminate work surfaces. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob, space and plumbing for a washing machine and drier, space for tall fridge/freezer if required.

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

Ceramic tile flooring, radiator, wooden framed single-glazed window with privacy glass facing the rear courtyard. Bathroom suite comprising; toilet with low level cistern, sink with single pedestal and gold-effect taps, bath with panel and chrome taps, electric shower over the bath.



### FIRST FLOOR LANDING

Roof light providing extra light to the landing. 2 doors leading off to double bedrooms.

### BEDROOM 2 12' 10" x 10' 8" (3.91m x 3.25m)

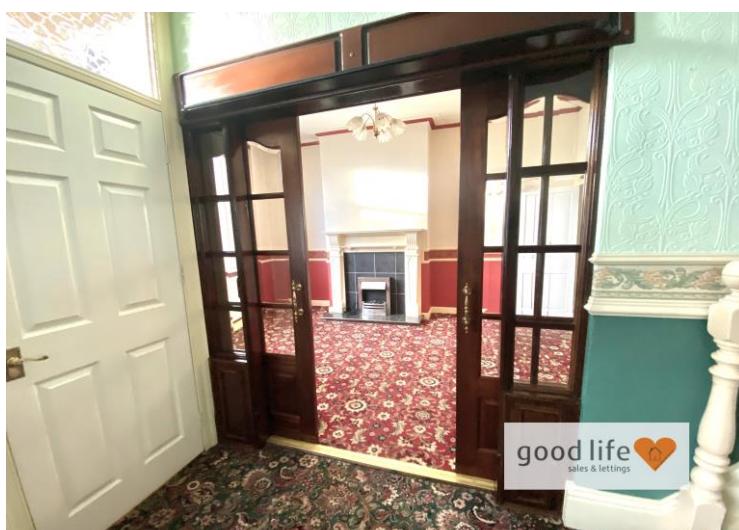
Large double bedroom. Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window. Wardrobes to either side of the chimney breast providing a good degree of storage and hanging space which may or may not be left.

### BEDROOM 3 13' 11" x 13' 7" (4.24m x 4.14m)

Measurements taken at widest points. Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Fitted wardrobes to 1 wall with sliding mirrored doors providing a good degree of storage and hanging space. Built-in cupboard providing additional storage.

### EXTERNALLY

Enclosed rear courtyard with corrugated roof providing some protection from the weather and pedestrian gated access for refuse bins etc.





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.