

Barleycorn Place  
City Centre  
Sunderland  
SR1 2QQ



good life   
sales & lettings

# Barleycorn Place

£79,995

## INTRODUCTION

INVESTOR BUY TO LET OPPORTUNITY - EXCELLENT RENTAL YIELD/RETURN - 3 BEDROOM WELL PRESENTED HOME WITH LARGE INTEGRAL GARAGE - EDGE OF CITY CENTRE CLOSE TO ALL AMENITIES & TRANSPORT LINKS - CURRENTLY TENANTED WITH GOOD TENANTS PAYING (£575pcm) - CAN BE SOLD WITH EXISTING TENANTS - PROPERTY HAS VALID GAS AND ELECTRICAL CERTIFICATION AND IS LANDLORD COMPLIANT ....

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, carpeted stairs to first floor landing. Door leading off to ground floor store room.

## STORAGE ROOM

Vinyl wood effect flooring, location of the gas meter, integral door leading to the garage.

## GARAGE

Measurements taken at widest points and as a guide.  
Manual up and over garage door, integral door additional storage room. Very large garage space assessed from the rear lane with electric meter and electric fuse box.

## FIRST FLOOR LANDING

Stairs to second floor, radiator, 2 doors leading off, 1 to kitchen, 1 to lounge.

## LOUNGE

A lovely spacious lounge approx. L-shaped when taking into consideration the bulkhead from the staircase. Carpet flooring, double radiator, 2 large white uPVC double-glazed window with pleasant front facing views. This room would accommodate most arrangements of furniture.

## KITCHEN

Measurements taken as a guide.

Vinyl wood-effect flooring, white uPVC double-glazed window, radiator, wall mounted central heating boiler. Modern fitted kitchen with a range of wall and floor units in a white finish with wood-effect 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 tall fridge/freezer.

## SECOND FLOOR LANDING

Built-in cupboard providing useful storage. 4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 1

Good size double bedroom. Carpet flooring, radiator, front facing white uPVC double-glazed window with pleasant elevated views.

## BEDROOM 2

Carpet flooring, radiator, front facing white uPVC double-glazed window with elevated views.

## BATHROOM

Vinyl wood-effect flooring, radiator, rear facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap, bath with panel, glass shower screen over and separate shower fed from the main hot water system plus chrome taps. The walls around the bath area are finished in uPVC cladding.

## BEDROOM 3

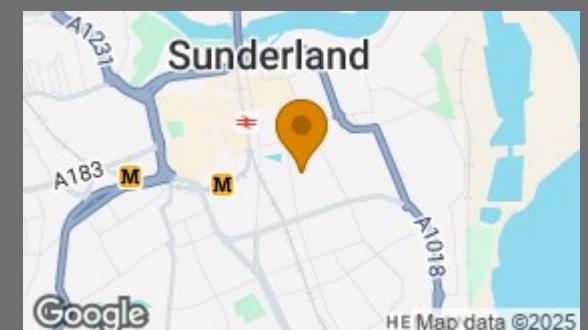


Local Authority

Council Tax Band

A

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Good Life Homes - Sales

46 Windsor Terrace Ryhope Road  
Sunderland  
Tyne and Wear  
SR2 9QF

## Contact

0191 565 6655

[info@goodlifehomes.co.uk](mailto:info@goodlifehomes.co.uk)

[www.goodlifehomes.co.uk](http://www.goodlifehomes.co.uk)

good life  
sales & lettings