Aydon House

Farringdon
Sunderland
SR3 3HN









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Aydon House

£49,995

INTRODUCTION
2 BEDROOM FIRST FLOOR APT - MODERNISED & WELL PRESENTED - RENTAL COMPLIANT FOR BTL - LEASEHOLD - LOW/NO SERVICE CHARGES - RENTAL ASSESSMENT £600pcm - POTENTIAL RENTAL YIELD 14%pa + POPULAR LOCATION

ENTRANCE HALL
Entrance via uPVC double-glazed door. Radiator, 5 doors leading off, 1 to lounge, 2 to bedrooms, 1 to kitchen and 1 to bathroom.

LOUNGE
Large lounge with carpet flooring, radiator, wooden framed single-glazed window with pleasant views, feature fire in a wood-effect finish with built in electric fire. The room has recently been redecorated.

BEDROOM 1
Good size double bedroom. Carpet flooring, radiator, front facing wooden framed single-glazed window, 2 built in cupboards,1 of which houses the recent combi boiler, the other which provides storage. This is a good size bedroom, recently been redecorated.

BEDROOM 2
Also a double bedroom. Carpet flooring, radiator, rear facing single-glazed window. This has also recently been redecorated.

BATHROOM
Recently refurbished. Tiled flooring, white bathroom suite comprising of toilet with low level cistern, sink with single pedestal and chrome tap, bath with panel, chrome taps. Electric shaving point, uPVC cladding to walls and ceilings, radiator, rear facing single-glazed window with privacy glass.

KITCHEN
Modern kitchen. Tiled flooring, fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate work surface and a wood-effect finish, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Integrated electric oven, 4 ring gas hob and feature extractor chimney, space and plumbing for a washing machine, space for tall fridge/freezer, space additional under bench appliance, rear facing single-glazed window, recessed lights to ceiling.

BALCONY
Pleasant outside area perfect for drying laundry and provides some semi outdoor seated area. Shared outside gardens to the rear.

COMMUNAL ENTRANCE
Secure entry door to the main block with staircase leading to first floor.

GENERAL
We understand that the block is self managed and there is no ongoing service charges for this property subject to confirmation by purchasers. This makes the property a very attractive buy to let investment with a good investment return potential for buy to let purchasers or as a low cost home for private purchasers.





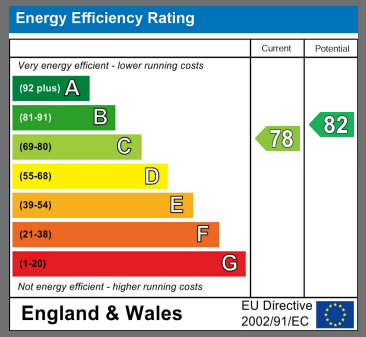






Local Authority
Sunderland

Council Tax Band
A





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





Contact

0191 565 6655

info@goodlifehomes.co.uk

www.goodlifehomes.co.uk

Good Life Homes - Sales

46 Windsor Terrace

Sunderland

Tyne and Wear

SR2 9QF

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