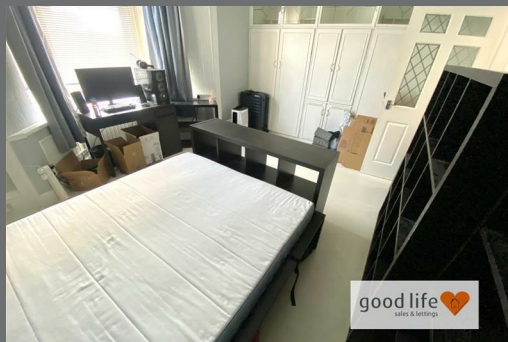


Canon Cockin Street
Hendon
Sunderland
SR2 8PR



Canon Cockin Street

£64,995

INTRODUCTION

ONE OF THE LARGER 2 BED END TERRACE COTTAGES - ONE LEVEL LIVING - FULLY MODERNISED IN RECENT YEARS - NEW ROOF, UPDATED ELECTRICS, BOILER - UPDATED BATHROOM & KITCHEN
- TREMENDOUS VALUE FOR MONEY - WOULD SUIT DOWNSIZER, FTB OR INVESTOR - RENTAL ASSESSMENT MIN £600pm FOR 11% pa YIELD - NO CHAIN ...

ENTRANCE HALL

The main front door is situated to the side of the property leading directly into an entrance hall. Laminate wood-effect flooring, 3 doors leading off, 2 to double bedrooms and 1 to lounge. Built in cupboard housing the modern consumer unit which is metal and was replaced in Nov 2018, according to the stickers on the unit when the property was fully modernised.

BEDROOM 2

Large enough to accommodate a double bed as can be seen on the photographs.
Laminate wood-effect flooring, wooden framed single-glazed window looking directly out into conservatory.

BEDROOM 1

Measurements do not include depth of fitted wardrobes and do not include depth of the bay window. Large double bedroom.
Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed bay window. Fitted wardrobes to 2 walls providing a good degree of storage and hanging space. There is also the original decorative ceiling with coving and intricate plaster work, which is a nice period touch.

LOUNGE

Larger style lounge.
Laminate wood-effect flooring, double radiator, wooden framed single-glazed window looking directly onto conservatory. Feature fire surround in a painted finish with matching hearth and tiled back, and electric fire. Partially-glazed door leading off to rear lobby. The ceilings are approx. 10ft high which are mirrored in the bedrooms and helps to provide a lovely spacious feel to the property.

REAR LOBBY

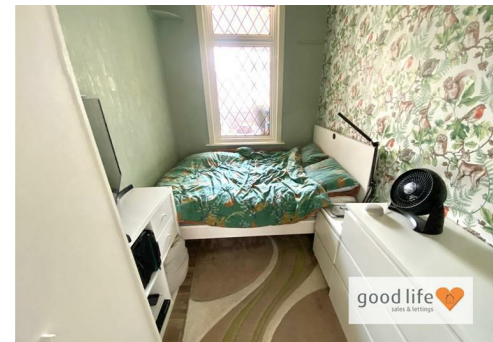
Laminate wood-effect flooring, extensive built in cupboards which provide really useful storage. Archway leading through to conservatory, archway leading through to the kitchen.

CONSERVATORY

Lovely additional room with solid roof installed by the current owners, white uPVC double-glazed windows facing onto the rear yard, partially-glazed door leading into the rear porch, 2 wooden framed single-glazed windows which look back into bedroom 2 and the lounge. The south west aspect of the yard and the conservatory window means it benefits from sunshine for large parts of the day, which warms the space and in turn warms the lounge and bedroom 2.

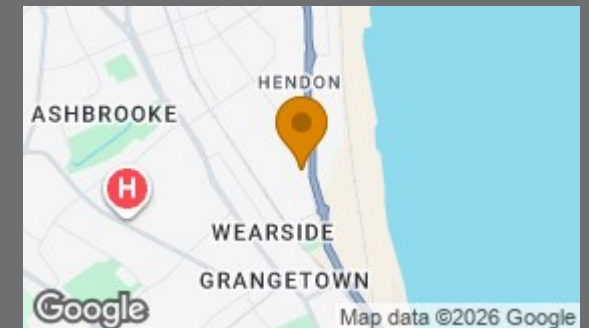
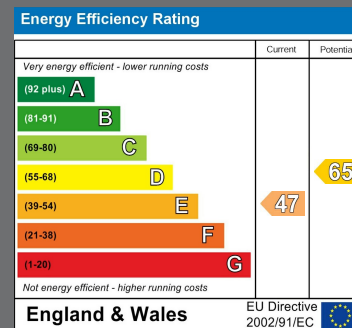
REAR PORCH

Laminate wood-effect flooring, white uPVC double-glazed door and single-glazed window.



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



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