

Villette Road
Hendon
Sunderland
SR2 8RJ



good life
sales & lettings



Villette Road

£35,000

INTRODUCTION

2 BED FIRST FLOOR FLAT - HAS OPERATED AS BUY TO LET NOW VACANT - LOW COST HOME OR BUY TO LET INVESTMENT - RENTAL ASSESSMENT £450pcm + ANTICIPATED YIELD OF 15% pa + GOOD LOCATION FOR TENANT DEMAND - EASY ACCESS FOR TRANSPORT LINKS INTO CITY - ALL AMENITIES CLOSE BY ...

ENTRANCE HALL

Entrance via uPVC double glazed front door, meter box containing the gas meter and electric meter. Carpeted stairs to first floor landing.

FIRST FLOOR LANDING

Single convector radiator, 3 doors leading off, 2 to bedrooms and 1 to the lounge.

BEDROOM 1

Carpet flooring, double radiator, front facing white uPVC double glazed window, built-in cupboard providing good degree of storage this is also the location for the consumer unit. The cupboard has its own front facing white uPVC double glazed window.

BEDROOM 2

Convector radiator, rear facing white uPVC double glazed window.

LOUNGE

Attractive feature fire surround with black hearth and back with inset electric fire, carpet flooring, double convector radiator, rear facing white uPVC double glazed window, TV point, door leading to kitchen.

KITCHEN

A range of wall and floor units in a light wood effect finish with complementary work surfaces, stainless steel sink with single bowl, single drainer and matching taps, space and plumbing for a washing machine, space for a tall fridge/freezer if required, vinyl tile flooring, white uPVC double glazed window, white uPVC double glazed door leading to rear of the property. The flat comes with an electric cooker.

BATHROOM

Vinyl tile-effect flooring, single convector radiator, 2 rear facing white uPVC double glazed windows with privacy glass, wall mounted Combi boiler, white bathroom suite comprising of; toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel and chrome taps, attractive modern tiling to half wall height with attractive border detail.

EXTERNALLY

To the rear there are stairs leading to a back yard with an exit door suitable for putting out refuse bins etc.

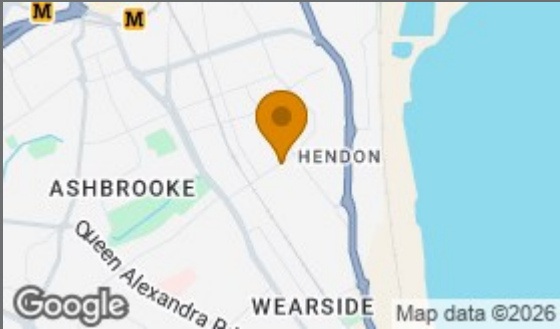
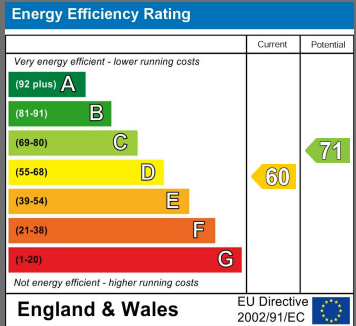
GENERAL

Freehold title for sale for flats 16 & 18 subject to a lease on flat 18.



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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