Mainsforth Terrace West

Hendon
Sunderland
SR2 8JX









good life
sales & lettings

Mainsforth Terrace West

£55,000

INTRODUCTION
Good Life Homes are delighted to bring to the market this two-bedroom, single-storey mid-terrace home in Hendon, Sunderland, offering a strong investment opportunity at an asking price of £55,000. With an existing long-term tenant paying £130 per week, the property generates £6,760 in annual rent, representing an impressive gross annual rental yield of approximately 12.3% at the asking price.

ENTRANCE VESTIBULE
Entered via a white uPVC double-glazed door. Carpet flooring, meter cupboard and an open doorway leading into the entrance hall.

ENTRANCE HALL
Provides access to the main accommodation.

BEDROOM 1
A large double bedroom with carpet flooring, double radiator and a front-facing white uPVC double-glazed bay window. High ceilings and original coving add character.

BEDROOM 2
A smaller double bedroom with laminate wood-effect flooring and a front-facing white uPVC double-glazed window.

LOUNGE
A good-size lounge with carpet flooring, radiator, high ceilings and a rear-facing white uPVC double-glazed window. Door leading to the kitchen.

KITCHEN
Fitted with a range of wall and floor units in a medium wood-effect finish with contrasting laminate work surfaces. Integrated electric oven, four-ring gas hob and extractor. Stainless-steel single-bowl sink with drainer and Monobloc tap. Space and plumbing for a washing machine and space for a tall fridge freezer. Vinyl tile-effect flooring, double radiator, wall-mounted combi boiler and a white uPVC double-glazed window overlooking the enclosed courtyard. Door to the rear lobby.

REAR LOBBY
Provides access to the kitchen and bathroom, with a uPVC double-glazed door opening onto the rear courtyard.

BATHROOM
White suite comprising a low-level WC, pedestal washbasin with chrome tap and panelled bath with chrome taps, glass shower screen and electric shower over. Carpet flooring, radiator, extractor fan and uPVC cladding to the walls and ceiling. White uPVC double-glazed window with privacy glass overlooking the courtyard.

EXTERNALLY
Generous enclosed rear courtyard with an electric roller shutter garage door providing potential vehicle access.

INVESTMENT INFORMATION
Current rent £130 per week × 52 weeks = £6,760 per annum. At the £55,000 asking price, this represents a gross annual rental yield of 12.29%, rounded to 12.3%. The gross yield is before purchase costs, management fees, maintenance, insurance, tax and any periods without rent.

PHOTOGRAPHS
The marketing photographs have been depersonalised as far as possible to protect the current tenant's privacy. Room décor, carpets and the main fixtures and fittings remain as shown.





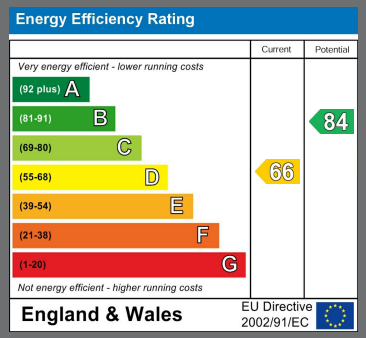


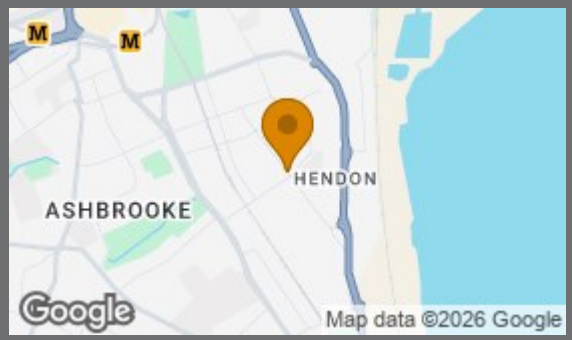




Local Authority
Sunderland

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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