Canon Cockin Street

Hendon
Sunderland
SR2 8PH









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Canon Cockin Street

£55,000

INTRODUCTION
Offered for sale with the tenant in situ, this freehold one-bedroom mid-terrace bungalow is an opportunity for a landlord to purchase an already-let property. The current rent of £600 per calendar month amounts to £7,200 a year, giving a gross yield of 13.09% at the £55,000 asking price, before costs. The long-term tenant has indicated that they would like to remain.

ENTRANCE VESTIBULE
A white uPVC double-glazed front door opens into the vestibule, which has wood-effect laminate flooring and houses the electricity meter and fuse box. A part-glazed door leads into the entrance hall.

ENTRANCE HALL
Radiator and doors to the lounge and double bedroom.

DOUBLE BEDROOM
Approx. at widest points and into the bay.
A carpeted, front-facing double bedroom with a white uPVC double-glazed bay window, a double radiator and a ceiling approximately 10ft high.

LOUNGE
Measurements are approx.
A spacious carpeted living room with a double radiator, a rear-facing white uPVC double-glazed window overlooking the courtyard and a feature fireplace with a built-in electric fire. A door leads to the kitchen.

KITCHEN
Measurements are approx.
Fitted with oak-effect wall and base units, contrasting laminate worktops and a circular stainless steel sink with matching drainer and mixer tap. There is space for a freestanding gas cooker and tall fridge freezer, plus space and plumbing for a washing machine. Wood-effect laminate flooring, radiator, wall-mounted combi boiler and a rear-facing uPVC double-glazed window. A door leads to the rear lobby.

REAR LOBBY
Wood-effect laminate flooring, radiator and built-in storage cupboard. A solid uPVC door opens onto the rear courtyard and an internal door leads to the bathroom.

BATHROOM
Measurements are approx.
White bath with chrome taps and an over-bath shower fed by the combi boiler, washbasin with chrome taps and WC with a low-level cistern. Wood-effect laminate flooring, double radiator, uPVC-clad walls and ceiling, and two uPVC double-glazed windows with privacy glass.

EXTERNALLY
Private enclosed courtyard with a pedestrian gate to the rear lane for access, including for refuse bins.





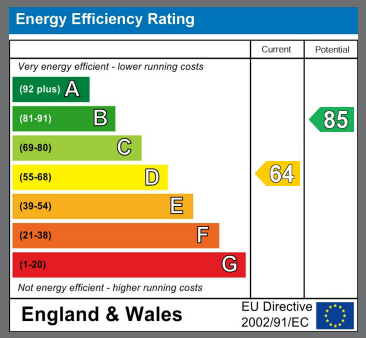


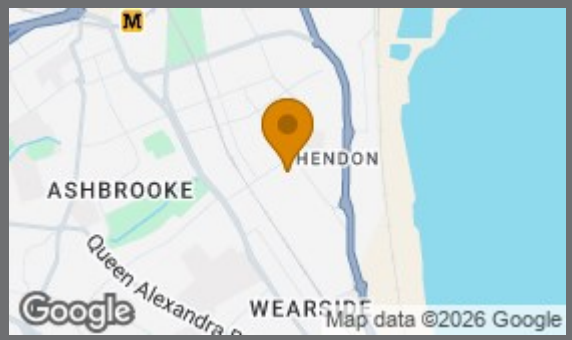




Local Authority
Sunderland

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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