



St. Leonard Street, Hendon, Sunderland

Offers in the Region Of £89,995

RARE 3 DOUBLE BEDROOM MID TERRACE HOME

LARGE REAR GARDEN WITH ELECTRIC SHUTTER FOR VEHICLE ACCESS

MODERN KITCHEN WITH DINING SPACE

MORE SIMILAR TO THE HOMES ON CORPORATION ROAD

EPC RATING (to follow)

WELL PRESENTED FAMILY HOME

RARE 3 DOUBLE BEDROOM MID TERRACE HOME - MORE SIMILAR TO THE HOMES ON CORPORATION ROAD - LARGE REAR GARDEN WITH ELECTRIC SHUTTER FOR VEHICLE ACCESS - MODERN KITCHEN WITH DINING SPACE - WELL PRESENTED FAMILY HOME - NO CHAIN ... Good Life Homes are delighted to bring to the market a rare opportunity to acquire a spacious 3 double bedroom family home similar to the type available on nearby Corporation Road which are often very sought after locally. Owned and occupied for many years by the same family, this well maintained home offers spacious lounge, modern kitchen/dining room, ground floor bathroom. 3 double first floor bedrooms and large rear garden enjoying a sunny aspect and electric roller shutter vehicle access. Perfect as a family home offering great value, or as an investor purchase for buy to let, this home would achieve a rental income in the region of £700/£750pcm in the current market. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale no fee basis which means that you'll pay nothing unless we sell your home! Call us and find out why so many people across Sunderland now choose Good Life to sell their home.

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ACCOMMODATION

ENTRANCE HALL

Laminate tile-effect flooring, built-in cupboard housing modern consumer unit and electric meter, carpeted stairs to first floor landing, alarm key pad. Door leading off to lounge.

LOUNGE 14' 2" x 13' 7" (4.31m x 4.14m)

A lovely size lounge with carpet flooring, double radiator, front facing white uPVC single-glazed window. Fire surround with tiled hearth and back and built in electric fire. Door leading off to kitchen/dining room, under stairs cupboard providing some storage.

KITCHEN/DINING ROOM 13' 7" x 8' 10" (4.14m x 2.69m)

A lovely size kitchen/dining room with laminate wood-effect flooring, 2 rear facing white uPVC single-glazed windows with views over rear garden, door leading out to rear garden. Modern fitted kitchen with a range of wall and floor units in a white finish with wood-effect laminate work surfaces, space for electric oven, space for tall fridge/freezer, space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching Monobloc tap. Radiator, ample space for dining table and chairs, door leading off to bathroom.

BATHROOM 8' 10" x 5' 0" (2.69m x 1.52m)

Vinyl wood-effect flooring, radiator, rear facing white uPVC single-glazed window with privacy glass. White bathroom suite comprising of; toilet with mid range system, bath with panel and chrome taps, sink built into vanity unit with chrome taps. The walls are finished in uPVC cladding. Extractor fan.

FIRST FLOOR LANDING

Radiator, loft hatch, 3 doors leading off to bedrooms.

BEDROOM 1 15' 8" x 10' 10" (4.77m x 3.30m)

Very large front double bedroom. Carpet flooring, radiator concealed behind cover, front facing white uPVC single-glazed window. Built in cupboard providing useful additional storage.

BEDROOM 2 12' 5" x 9' 4" (3.78m x 2.84m)

Carpet flooring, radiator, rear facing white uPVC single-glazed window. This is also a large double bedroom. Built in cupboard housing modern Combi boiler.

BEDROOM 3 9' 3" x 9' 2" (2.82m x 2.79m)



Carpet flooring, rear facing white uPVC single-glazed window. This is also a good size double bedroom.

EXTERNALLY

Low maintenance well maintained front garden with paving and gravel leading to uPVC double-glazed front door. The property benefits from a completely low maintenance lovely rear garden with sunny aspect, comprising a large area of paving with 2 out buildings providing additional storage and electric roller shutter door providing comfortable vehicle access from the rear lane.





