



## Westheath Avenue, Grangetown, Sunderland

**Offers Over £44,950**

**INVESTOR OR LOW COST HOME POTENTIAL WITH VACANT POSSESSION & NO CHAIN**

**WELL PRESENTED AND READY TO GO LANDLORD COMPLIANT WITH GAS AND ELECTRICAL CERTIFICATES**

**RENTAL ASSESSMENT CURRENTLY £500pcm**

**ONE DOUBLE BEDROOM FIRST FLOOR FLAT**

**EPC RATING C**

**RECENT NEW FLOORING THROUGHOUT AND FRESH DECOR AND THOROUGH CLEAN**

INVESTOR OR LOW COST HOME POTENTIAL WITH VACANT POSSESSION & NO CHAIN - ONE DOUBLE BEDROOM FIRST FLOOR FLAT - WELL PRESENTED AND READY TO GO LANDLORD COMPLIANT WITH GAS AND ELECTRICAL CERTIFICATES - RENTAL ASSESSMENT CURRENTLY £500pcm - RECENT NEW FLOORING THROUGHOUT AND FRESH DECOR AND THOROUGH CLEAN - UNIQUE FLAT WITH RARE EXCLUSIVE USE MULTI-VEHICLE DRIVEWAY TO THE FRONT OF THE PROPERTY ... A REAL ASSET FOR OWNERS OR TENANTS - ADDITIONAL LOCKABLE STORE ON GROUND FLOOR LARGE ENOUGH FOR PERSONAL ITEMS, GARDEN EQUIPMENT OR BICYCLES - LONG LEASE AND RELATIVELY LOW SERVICE CHARGES WHICH INCLUDE COMMUNAL INSURANCE AND A HEALTHY SINKING FUND - RECENT FULL NEW MAIN ROOF ALL PAID FOR - GOOD AREA CLOSE TO GOOD SCHOOLS WITH HIGH TENANT DEMAND ... Good Life Homes are delighted to bring to the market a really good opportunity to acquire a well presented low cost starter home in a popular residential area close to all amenities. The property may also be of interest to landlords who would like a ready to go buy to let as it was recently let and benefits from a landlord compliant gas and electrical certificate and would expect to achieve a monthly rental figure in the region of £500pcm. The flat is fairly unique in so far that it owns most of the front corner site which includes an extensive multi-vehicle driveway perfect for owners who may have more than one vehicle or a van which they'd like to park off road behind wrought iron gates. Internally, the flat comprises; stairs to landing with lounge, bathroom, kitchen and double bedroom leading off. Priced extremely competitively, viewing arrangements can be made 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

### INTRODUCTION

INVESTOR OR LOW COST HOME POTENTIAL WITH VACANT POSSESSION & NO CHAIN - ONE DOUBLE BEDROOM FIRST FLOOR FLAT - WELL PRESENTED AND READY TO GO LANDLORD COMPLIANT WITH GAS AND ELECTRICAL CERTIFICATES - RENTAL ASSESSMENT CURRENTLY £500pcm - RECENT NEW FLOORING THROUGHOUT AND FRESH DECOR AND THOROUGH CLEAN - UNIQUE FLAT WITH RARE EXCLUSIVE USE MULTI-VEHICLE DRIVEWAY TO THE FRONT OF THE PROPERTY ... A REAL ASSET FOR OWNERS OR TENANTS - ADDITIONAL LOCKABLE STORE ON GROUND FLOOR LARGE ENOUGH FOR PERSONAL ITEMS, GARDEN EQUIPMENT OR BICYCLES - LONG LEASE AND RELATIVELY LOW SERVICE CHARGES WHICH INCLUDE COMMUNAL INSURANCE AND A HEALTHY SINKING FUND - RECENT FULL NEW MAIN ROOF ALL PAID FOR - GOOD AREA CLOSE TO GOOD SCHOOLS WITH HIGH TENANT DEMAND ...

### ENTRANCE HALL

Entrance via recently replaced white uPVC double-glazed door. Vinyl wood-effect flooring, newly carpeted stairs to first floor landing.

### LANDING

New carpet flooring, radiator, built in cupboard housing a new electric consumer unit which was installed in June 2021 and is compliant for rental. Loft hatch where a Combi boiler is located and a gas safety certificate from when rented out and has been regularly serviced. 4 doors leading off, 1 to bedroom, 1 to bathroom, 1 to lounge and 1 to kitchen.

### BATHROOM 7' 0" x 6' 0" (2.13m x 1.83m)

Recently replaced vinyl tile-effect flooring, radiator, rear facing uPVC single-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal, bath with panel and chrome taps with separate electric shower over, shower rail and curtain. The walls are finished in a white ceramic tile in their entirety. The bathroom is clean, neat, tidy and modern.

### BEDROOM 1 14' 2" x 10' 8" (4.31m x 3.25m)

Large double bedroom. Newly laid carpet flooring, radiator, rear facing white uPVC single-glazed window. Open cupboard with hanging rail. Additional cupboard providing some useful shelving and storage plus some limited hanging. This is a good size double bedroom.



### LOUNGE 11' 0" x 10' 5" (3.35m x 3.17m)

New carpet flooring, double radiator, front facing white uPVC single-glazed window, TV and aerial and telephone points. Wall mounted thermostat for the central heating system.

### KITCHEN 9' 0" x 7' 6" (2.74m x 2.28m)

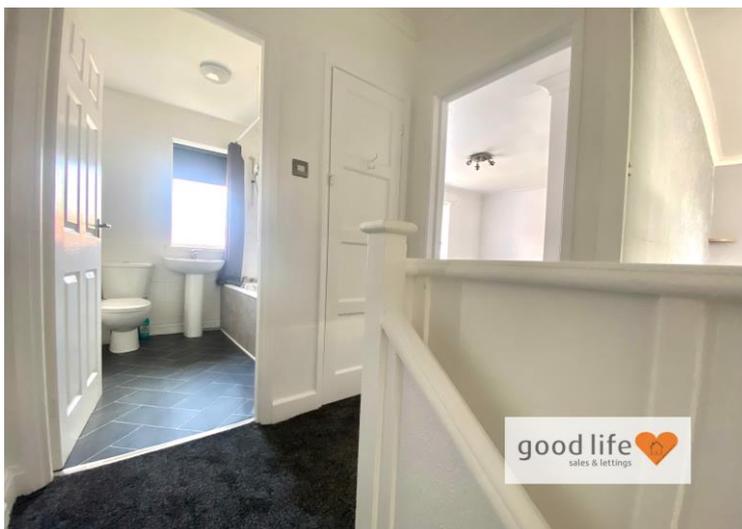
Newly laid vinyl tile effect flooring, double radiator, front facing white uPVC single-glazed window. Fitted kitchen with a range of limited wall and floor units with space and plumbing for a washing machine, stainless steel sink with single bowl, single drainer and matching taps. Space and plumbing for gas oven. Built in cupboard providing additional storage useful. The walls are finished in their entirety in white ceramic tiles.

### EXTERNALLY

There is a small amount of garden to the rear shared with the ground floor flat, although, the current owner allows the ground floor flat to have pretty much exclusive access if required. Terrific corner site which at the front belongs to the this first floor flat with extensive driveway parking which is a real asset.

### GENERAL

A property has been well maintained and subject to a service charge fairly most administered by Gentoo homes with a fairly healthy sinking fund in place. Please note in recent years the roof to the main building has been replaced as part of on going maintenance which is a major asset upgrade. External store on the ground floor which can be seen on viewings.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.