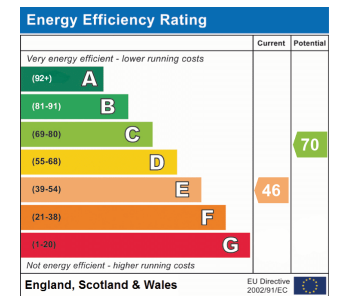




23 Foyle Street, City Centre Sunderland, SR1 1LE

BUY TO LET INVESTMENT & DEVELOPMENT



£179,950

1 Bathroom

3 Bedrooms

PROPERTY FEATURES

- Council Tax Band B, Tenure - Freehold
- Excellent Location

12a Frederick Street,  
Sunderland, SR1 1NA  
01915109950  
enquiries@hackettproperty.com  
www.hackettproperty.com





Located in a grade two listed early Victorian terrace this converted house offers an excellent buy to let investment and development opportunity.

At present the property includes a stylish, furnished three bedroom maisonette presently tenanted at £775 PCM and two lower ground floor and raised ground floor commercial units formerly hairdressers or similar businesses.

Potential buyers may wish to retain the commercial use or investigate conversion into two well-proportioned one bedroom apartments, subject to planning consent.

Externally to the front is a small town garden area and to the rear a large open courtyard with up to five parking spaces. The parking spaces could be used by residents or separately leased to other local businesses.

The property is located on a super cobbled street in the Sunnyside conservation area of the city centre and provides excellent access to the local shops and recreational activities while transport is also excellent with nearby mainline train and metro stations, a wide selection of bus services and road links.

#### Lower Ground Floor Commercial Unit

Possible to use as a shop or as previously a hairdressers with its own off street direct access. Also possible (subject to planning consent) to convert into a one bedroom residential apartment (details of conversion cost available upon request). Projected rental value of residential apartment £625 PCM.

#### Raised Ground Floor Commercial Unit

Possible to use as a shop or as previously a beauticians. Also possible (subject to planning consent) to convert into a one bedroom residential apartment (details of conversion cost available upon request). Projected rental value of residential apartment £650 PCM.

#### Duplex Apartment

This stunning tastefully considered converted three bedroom first and second floor duplex apartment situated in one of Sunnyside's most picturesque Victorian cobbled streets affording immediate access to the City Centre and transport links including bus, road and mainline train and metro. Internally, the accommodation is beautifully considered blending both period style with contemporary specification creating an apartment of true distinction. The accommodation briefly comprises: raised ground floor entrance door into private reception hallway leading to first floor which accesses a spacious sitting room, dining room/fitted kitchen, single bedroom three and luxury bathroom/WC with rainforest shower attachment over bath. Second Floor: access is to two further excellent bedrooms. Modern features include, gas central heating to radiators, integrated kitchen appliances, mood lighting and shower. Currently tenanted at £775 PCM.

#### Raised Entrance

into reception hallway

#### Reception Hallway

With stairs to half landing, first and second floors, including an open cloak storage area, period balustrade, study landing area with spot lighting, cornice, radiator and door into:

#### Sitting Room (front)

4.42m x 4.52m (14' 6" x 14' 10") approximately  
A light and superbly stylish living room which as a focal point features a coal effect living flame gas fire with black granite hearth and period style stone composite mantle-piece surround. Other benefits include, moulded cornice, television aerial point, two feature radiators, wall mounted side lights.

#### Kitchen/Diner

4.52m x 3.93m (14' 10" x 12' 11") approximately  
Fitted with a comprehensive range of white high gloss units to wall and base with brushed steel furniture and black granite style work surfaces over incorporating a circular stainless steel drainage sink with chrome mixer tap and four ring brushed steel gas hob with glass and brushed steel filter hood over and oven under. Other benefits include light oak flooring, part wall tiling, spot lighting, cornice, storage cupboard, rear window and feature radiator. This sizable room offers ample space for a large dining table.

#### Bedroom Three (front)

3.27m x 2.13m (10' 9" x 7') approximately,  
single bedroom of good proportion with feature radiator and front aspects.

#### Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, hand basin and paneled bath with mains operated chrome rainforest shower head over and shower screen. Other benefits include, two tone ceramic floor tiling, wall tiling, wall mounted mirror, spot-lighting, extractor and chrome ladder radiator.

#### Parking

situated to the rear of the building by a separate arrangement with space for one car.

#### Second Floor Landing

With velux windows, side lighting, spot light, storage cupboard and door into:

#### Bedroom One

3.72m x 6.21m (12' 2" x 20' 4") approximately,  
(restricted head height to sides)  
substantial double bedroom with spot-lighting, two velux windows and feature radiator.

#### Bedroom Two (front)

3.02m x 2.50m (9' 11" x 8' 2") approximately,  
(restricted head height to part)  
Double bedroom with velux window and feature radiator.