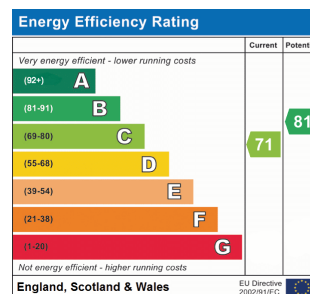




hackett
PROPERTY

11 Foyle Street, Sunnyside, Sunderland SR1 1LE

■ SPACIOUS DUPLEX APARTMENT



£75,000



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band B, Tenure - Leasehold
- Currently Tenanted at £725 PCM

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



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PRS Property Redress Scheme

An elegant and spacious, converted, two bedroom, maisonette situated on one of central Sunderland's most charming cobbled streets. The location is in cosmopolitan Sunnyside, which lies on the Eastern fringe of the city centre and offer close proximity to a range of leisure facilities such as restaurants, cafes, a multiplex cinema and the neighbouring leafy surroundings of both Sunnyside gardens and Mowbray park, both beautiful open spaces ideal for summer months. Transport facilities are comprehensive with nearby Metro and mainline train station, a selection of local buses and the surrounding road network.

The property itself lies on raised ground and ground floors of this early Victorian terrace and offers both period character and well-proportioned accommodation throughout.

Modern features of the property include gas fired central heating run from a combination boiler, fitted kitchen with appliances and two washrooms which are ideal for families or tenants who share.

The property is presently tenanted and will be sold with the tenant in situ. It is therefore suitable for buy to let investors with the added benefit of the tenant already being in place with rent of £725pcm.

A superb property enjoying great space and excellent natural light, viewing essential.

Property Information

Tenure - Leasehold

Lease - 125 years from 27/03/2006

Service Charge 01/04/2024 - 31/03/2025 - £1977.15

Ground Rent 01/04/2024 - 31/03/2025 - £100

Please note these are the most recent figures we have & are subject to change. These charges are correct to the best of our knowledge.

Prospective purchasers should clarify this information with their solicitor prior to exchange of contracts.

Council Tax Band B

Accommodation

Raised Ground Floor Entrance

Double doors leading into,

Entrance Lobby

With secondary door into,

Hallway

With rear access, stairs to lower ground floor and access to main living areas.

Living Room

4.48m x 5.12m (14' 8" x 16' 10") approximately

Overlooking the front cobbled street via large double windows maximising the natural light and with a predominantly west facing aspect enjoying super afternoon sunshine. Including hardwood flooring, telephone point and spot lighting.

Dining Kitchen

4.45m x 4.38m (14' 7" x 14' 4") approximately

With a rear aspect this large room offers excellent space for a large table ideal for day to day living and dining. Fitted with a comprehensive range of units to wall and base with work surfaces over including a gas hob, oven, extractor and filter hood, larder fridge freezer, dish washer and washer dryer. Other benefits include tiled splash backs and spot lighting.

Lower Ground Floor Hall

With a walk in store room and into bedroom and washroom accommodation.

Bedroom One (Rear)

4.16m x 4.38m (13' 8" x 14' 4") approximately

An excellent double bedroom.

En-suite Shower Room & Toilet

Fitted with a separate shower unit, sink and toilet. Also including tiling to floor and walls, heated towel rail and extractor.

Bedroom Two (Front)

4.22m x 2.83m (13' 10" x 9' 3") approximately

With double windows, a second excellent double bedroom.

Bathroom & Toilet

Fitted with the white three piece suit including a toilet, sink and panel bath with shower fitting and screen above. Also including tiling to walls, laminate flooring, heated towel rail and extractor.

Parking (Rear)

An allocated space for one car, an off street open area.