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FOR SALE

£145,000

152 Roker Avenue, Nr St Peters Campus SUNDERLAND, . SR6 0HQ



BUY TO LET INVESTMENT

Located within easy reach of St Peters Campus.

Furnished five bedroom property tenanted for 2024/25 academic year at £1500pcm.

Briefly comprising; off street entrance, communal sitting room, fitted kitchen/diner and laundry/utility, five bedrooms, bathroom/WC and shower room/WC. Externally there is a shared rear yard.

Other benefits include double glazing and gas fired heating from combination boiler.

Property Information

Tenure - Freehold

Freehold includes ground-floor retail unit and residential accommodation on the upper floors. While the entire property is held under freehold, the ground-floor retail unit has a 999 year lease which began on 30 January 2009 which does not provide any income.

Council Tax Band B

Accommodation

Lobby

Entrance lobby with secondary door leading into

Hallway

Reception hallway providing access to ground and first floor accommodation with under stair storage and door leading into

Living Room

14' 9" x 9' 10" (4.50m x 3.00m) approx

Room is furnished with two large sofas, coffee table, TV stand and footrest. Leading to:

Utility Room

9' 7" x 6' 11" (2.93m x 2.10m) approx

Fitted with base units and laminate work surfaces over incorporating a stainless steel drainage sink with chrome mono bloc tap fitting, also including washing machine, separate tumble, dryer larder fridge freezer, vinyl flooring and door leading into:

Lobby (Rear)

Rear lobby with vinyl flooring, rear access door and leading into

Kitchen

12' 10" x 9' 3" (3.91m x 2.82m) approx

Kitchen/Diner fitted with a stainless steel drainage sink and four ring gas hob over which there is a brushed steel filter hood. Other benefits include electric oven upright Lada fridge and separate freezer, tiled splash backs, display shelving, spotlighting, two free standing microwaves and other small appliances, vinyl flooring, table ideal for day to day living or entertaining purposes, two windows maximising natural light, spotlights and radiator.

Bedroom One

First bedroom is large double with excellent storage facilities, double bed and work desk/table.

Bedroom Two

13' 11" x 10' 8" (4.25m x 3.24m) approx

Superbly proportioned double bedroom with double bed with excellent storage facilities, work desk/table and both television and telephone point.

Bedroom Three

10' 1" x 9' 1" (3.08m x 2.76m) approx

Third bedroom is well proportioned double with double bed, excellent storage and work desk/chair.

Shower Room & Toilet

Comprising a separate shower unit, hand basin, toilet, vinyl flooring, mirror, window and towel rail.

Bathroom & Toilet

Bathroom comprising a white three piece suite with panel bath, hand basin and toilet. Other benefits include; vinyl flooring, towel rail, mirror and window.

Landing

Second floor landing leading to:

Bedroom Four

12' 3" x 12' 2" (3.74m x 3.70m) approx

Fourth bedroom goes into a dorma window with partially restricted head height. A superbly proportioned double bedroom enjoying views of the North Sea with excellent storage facilities, double bed and work desk/chair.

Bedroom Five

19' x 10' (5.80m x 3.05m) approx

Fifth bedroom is a superbly proportioned double bedroom with double bed, excellent storage facilities, single bed ideal for guests and over sized work desk station and chair.

Rear Yard

Shared with shop – including bin storage area.





