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The Leazes, Millfield, Sunderland £95,000











INVESTMENT SALE - TO BE SOLD WITH SITTING TENANTS. This conveniently situated two bed mid link will appeal to those who wish to be close to the University, Hospital and within reach of the City Centre. Walking distance from Millfield Metro station, the property features a living room, dining kitchen, two bedrooms and a bathroom whilst it has double glazing, ducted air heating, a drive to the front and garden to the rear.

MAIN ROOMS AND DIMENSIONS

Ground Floor
UPVC double glazed feature door to

Entrance Porch
Laminate flooring, part glazed door to

Living Room 11'7" x 13'0"
UPVC double glazed oriel bay window to front, spindle balustrade staircase, wood coloured laminate flooring, part glazed door to

Dining Kitchen 11'6" x 11'7"
Wall and floor cupboards with stone effect working surfaces incorporating a single drainer 1 1/2 bowl stainless steel sink unit plus mixer taps, gas hob with built under electric oven, overhead extractor hood, space for fridge and freezer, glass fronted display cabinets, laminate flooring, space and plumbing for automatic washing machine, tiled splashbacks, UPVC double glazed window and door to rear.

First Floor Landing

Bedroom 1 (rear) 9'8" x 11'7"
Fitted wardrobes with sliding mirror fronted doors, halogen lights to ceiling, UPVC double glazed window to rear, built in cupboard.

Bedroom 2 (front) 8'1" x 11'7"
UPVC double glazed windows to front, bulk head.

Bathroom
Low level WC, washbasin and panel bath with overhead electric shower with retractable glass screen - white suite with UPVC lined ceiling mosaic effect wall tiles, floor tiles, wall mounted ladder design heated towel rail.

Outside
Block paved drive to front with off street parking for two cars. Enclosed gardens to the rear.





