



£45,000

St Lukes Terrace, Pallion, SR4 6NF

INVESTMENT OPPORTUNITY

This spacious 1 bedroom first floor apartment which has recently undergone a full scheme of modernisation. Internally the accommodation briefly comprises; reception hall, lounge, kitchen, bedroom, bathroom. externally there is a rear enclosed yard providing secure off street parking.

An ideally opportunity to acquire a low maintenance investment property which is currently let at £4,500pa with a 10% yield. Located on the Pallion High Street which offers an excellent range of local everyday amenities whilst also lying within close proximity of Pallion Metro Station, retail park and the Sunderland Royal General Hospital.

St Lukes Terrace, Sunderland, SR4 6NF

Hall

Stairs to first floor

Lounge

14'7" x 11'8" (4.45m x 3.55m)



Bay window to front, feature fireplace.

Bedroom

15'6" x 8'2" (4.72m x 2.50m)



Kitchen

12'5" x 9'0" (3.78m x 2.75m)



Well appointed kitchen comprising of a range of base & eye level units, contrasting worktops, plumbing for appliances.

Bathroom



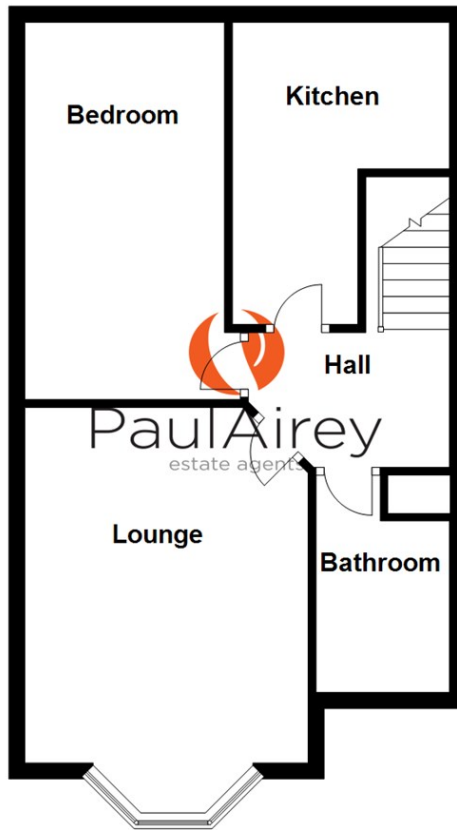
Well appointed house bathroom comprising of; panel bath with shower over, pedestal wash hand basin, low level wc.

Externally

there is a rear enclosed yard providing secure off street parking.

Ground Floor

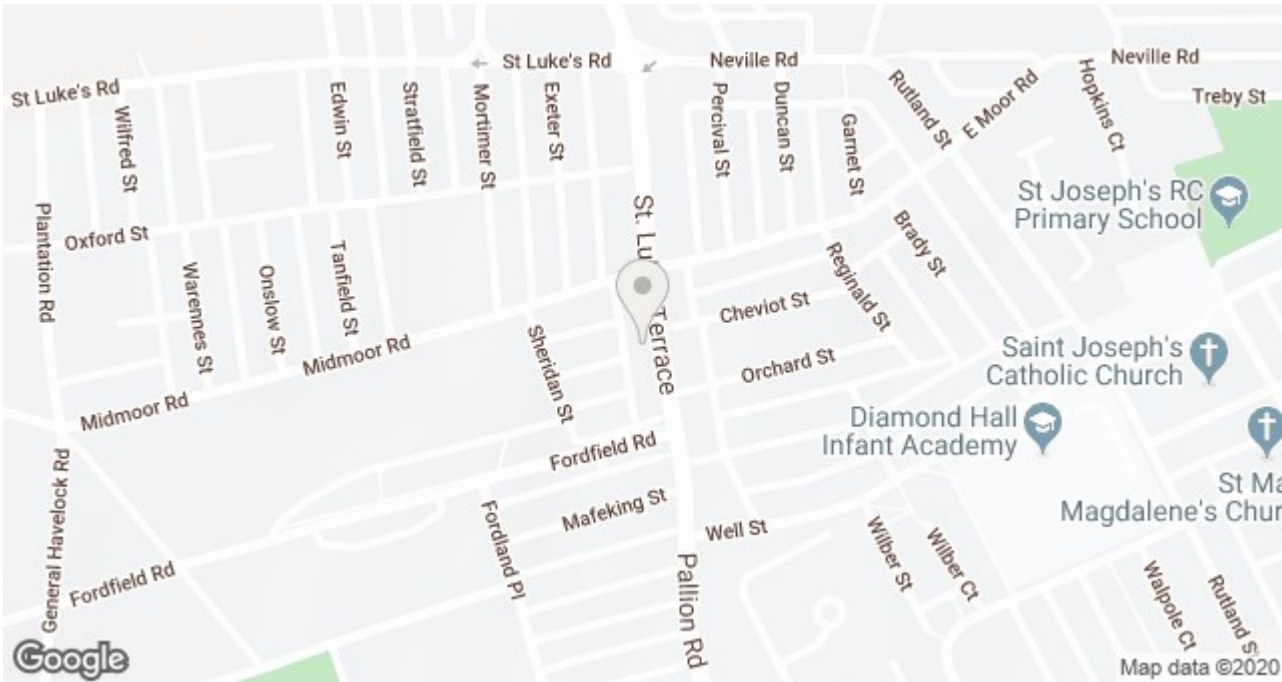
Approx. 48.0 sq. metres (516.9 sq. feet)



Total area: approx. 48.0 sq. metres (516.9 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	77
EU Directive 2002/91/EC			