

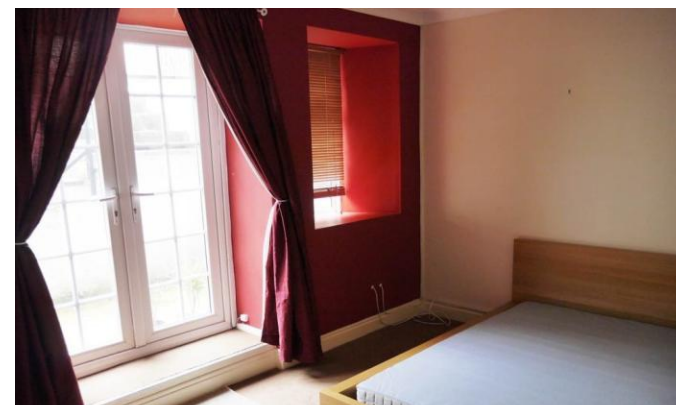


22 Park Place West

Sunderland
Tyne And Wear
SR2 8HT

£80,000
Leasehold

One Bedroom
Basement Flat
Currently Tenanted at £425pcm
Great For Investment
Allocated Parking
Viewing Recommended





Safe and Secure welcome to the market this One Bedroom Basement Flat situated on Park Place West in Sunderland. This property boasts a spacious open plan living area with modern fitted kitchen. There is a good sized bedroom and a modern three piece bathroom suite. This property also benefits from gas central heating via combi boiler, UPVC double glazing and a parking space. The property is currently tenanted so would make an ideal investment opportunity. Viewing recommended.

COMMUNAL GARDENS

Secured access.

OPEN PLAN LOUNGE

Double glazed bay window to the front, coving to the ceiling, radiator.

KITCHEN

Fitted wall and base units with work surfaces, integrated electric oven and gas hob with an extractor hood, sink unit, space for appliances, part tiled walls, radiator.

BEDROOM ONE

Double glazed windows and French style doors, coving to the ceiling, radiator.

BATHROOM

White three piece suite comprising a panelled bath with a shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator.



EXTERNAL

Communal gardens and an allocated parking bay.

**Local Authority
Council Tax Band
EPC Rating**

TBC

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.