



## 2 bed semi-detached house to buy in SR3

Orr Avenue, Sunderland, Tyne and Wear, SR3 2EL

**£105,000** Starting Bid

 x2  x1  x1

Tenure  
**Freehold**

Driveway parking

## Property features

- ✓ To Be Sold Via Online Auction
- ✓ Tenanted Investment
- ✓ Semi-Detached
- ✓ Close to Local Amenities
- ✓ EPC - TBC

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

To Be Sold Via Online Auction, Fees Apply.

Investment Opportunity – Sitting Tenant in Place

An excellent opportunity to acquire this well-presented two-bedroom semi-detached home, situated on the popular Orr Avenue, Sunderland. Offered for sale with a long-term sitting tenant in place, this property provides an immediate rental income, making it an ideal addition to any investment portfolio. Located within a growing residential area, the property benefits from strong tenant demand and excellent local amenities.

Internally, the accommodation comprises an entrance into a spacious living room, leading through to a generous kitchen diner offering ample storage and dining space. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property enjoys a front garden with a driveway providing off-street parking, whilst to the rear is a private enclosed garden, ideal for outdoor enjoyment.

Conveniently located close to local shops, schools, transport links and Sunderland city centre, this is a fantastic buy-to-let investment offering instant income from day one. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## External Front



## Living Room

4.738m x 4.165m (15'6" x 13'7")



## Kitchen

4.812m x 2.684m (15'9" x 8'9")



## Bedroom 1

3.818m x 3.563m (12'6" x 11'8")



## Bedroom 2

2.996m x 2.774m (9'9" x 9'1")



## Bathroom

1.726m x 1.642m (5'7" x 5'4")



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## Rear Garden





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Contact your local branch today for more information on this property:

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