


## 2 bed terraced house to buy in

St. Leonard Street, Sunderland, Tyne and Wear, SR2 8QB

# £50,000 Starting Bid

x 2 x 1 x 1

Tenure

**Freehold**

On Street parking

## Property features

- For sale via modern auction
- 2 bedroom cottage property
- Popular location
- Tenant in situ - delivering £5724 per annum
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

### Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
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- Flexible viewing slots
- Accompanied viewings

## Description

** FOR SALE VIA ONLINE AUCTION ** FEE'S APPLY **

Pattinson estate agents is pleased to offer for sale by online auction, this fantastic residential investment opportunity located at  St. Leonard Street, Sunderland, Tyne and Wear, SR2 8QB.

This traditional two-bedroom mid-terrace cottage is being offered with a reliable tenant in situ currently paying £5,724 per annum, providing an immediate rental yield from day one of completion.

Positioned in a popular residential rental area, this property is an ideal addition to any buy-to-let portfolio looking for immediate cash flow. The property features a classic single-story cottage layout, providing well-proportioned accommodation including two comfortable bedrooms and functional living spaces. It represents an excellent hands-off investment asset, as the current tenancy removes the initial stress of finding an occupant, referencing, and void periods.

Situated on St. Leonard Street, the property enjoys close proximity to local schools, supermarkets, and recreational parks. Sunderland City Centre, the coastal seafront, and local transport networks are all easily accessible, making this a highly practical and sought-after location for local tenants.

Please contact our Sunderland team to discuss further and to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

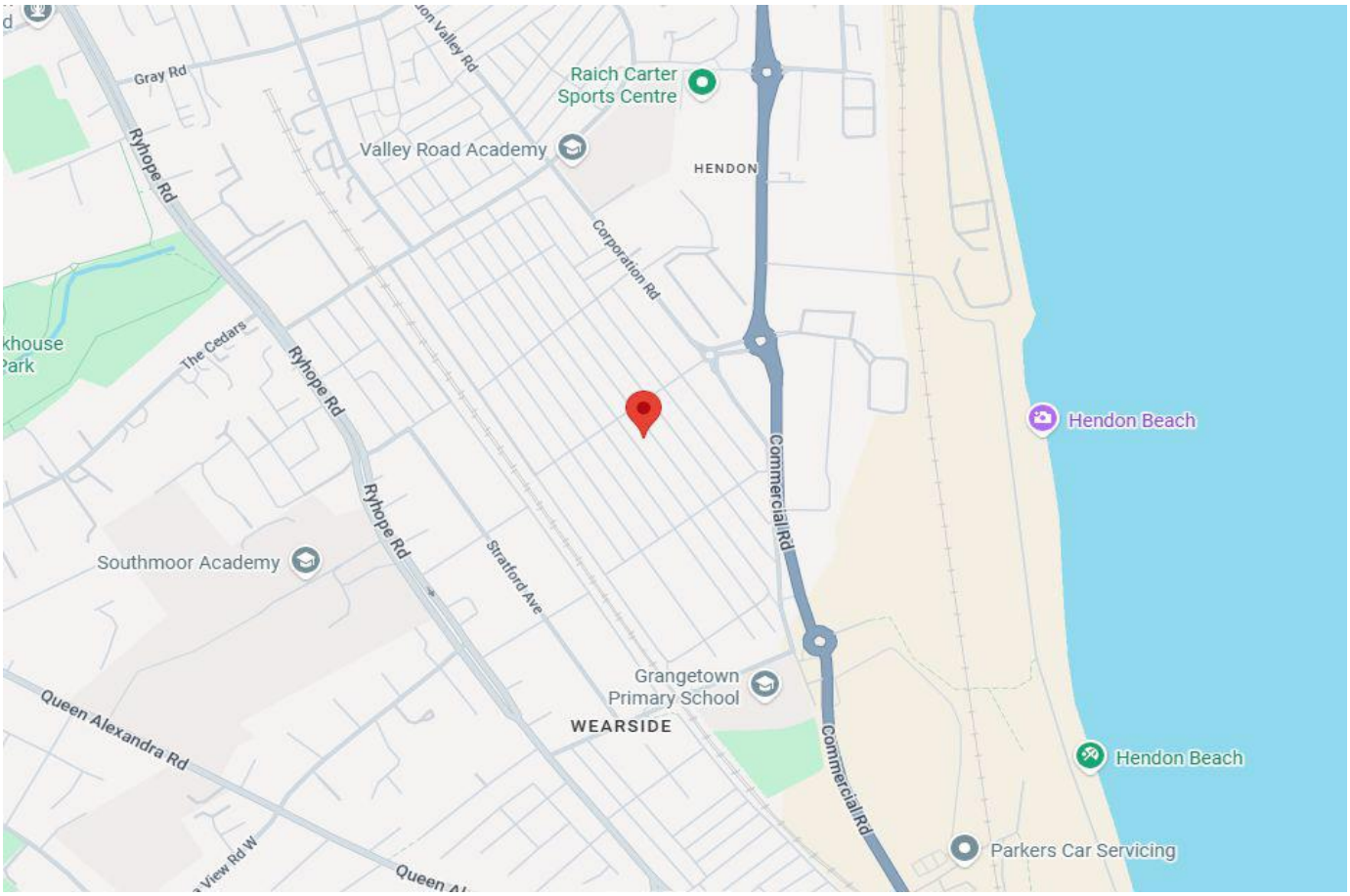
Water meter: Yes

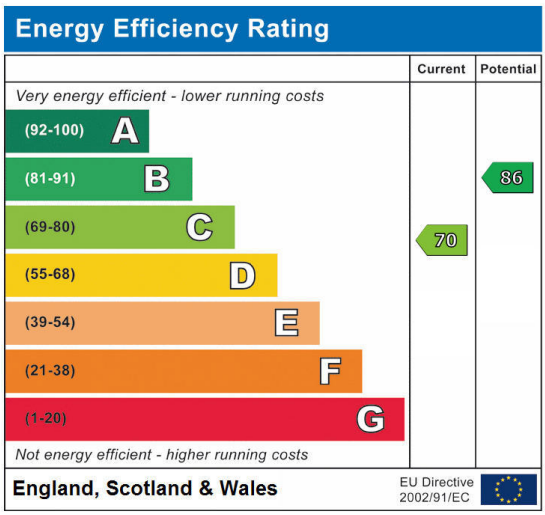
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good




St. Leonard Street, Sunderland, Tyne and Wear, SR2 8QB

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

**51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk**

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