

2 bed semi-detached house to buy in SR5

Bexhill Road, Town End Farm, Sunderland, Tyne and Wear, SR5 4PX

£99,950

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- 2 bedroom semi-detached house
- Desirable location
- Ideal investment property
- Tenant in situ delivering £8400 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

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to bring to the market this excellent two-bedroom buy-to-let investment opportunity on Bexhill Road, Town End Farm, Sunderland.

Investment Summary

This property is offered for sale with a tenant in situ, currently generating a reliable rental income of £700 per calendar month. This setup provides buy-to-let investors with an immediate, steady yield from day one without any initial void periods. The property represents a fantastic, hassle-free addition to an existing portfolio or an ideal entry point for a first-time investor looking for a secure return in a highly popular rental pocket of Sunderland.

Layout & Presentation

The interior offers a highly practical layout well-suited for a modern rental home. The ground floor features a bright and inviting living room alongside a separate, dedicated dining room, providing excellent versatility and valuable extra living space for tenants. A functional fitted kitchen completes the ground floor, offering plenty of storage and workspace. Upstairs, the property provides two generous bedrooms served by a well-equipped central family bathroom. The property benefits from standard modern comforts including double glazing and efficient central heating.

External Space

The plot features low-maintenance garden spaces to both the front and rear, giving tenants a welcome outdoor area without requiring demanding upkeep. Ample on-street parking is available to the front of the property.

Local Area & Amenities

Situated in the heart of the established Town End Farm estate, the property benefits from a strong and steady localized rental demand.

Convenience: Located within easy reach of local shops, essential supermarkets, and primary schools.

Employment Hubs: Excellent proximity to major local employment hubs, including the Nissan UK manufacturing plant.

Transport Links: Superb transport links via nearby bus routes and immediate access to the A19, providing seamless commuting straight into Sunderland City Centre and across Tyne and Wear.

Please contact our team at Pattinson Sunderland for further details and to arrange your viewing

Council Tax Band: A

Tenure: Freehold

Price: £99,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Dining Room



Bedroom 1

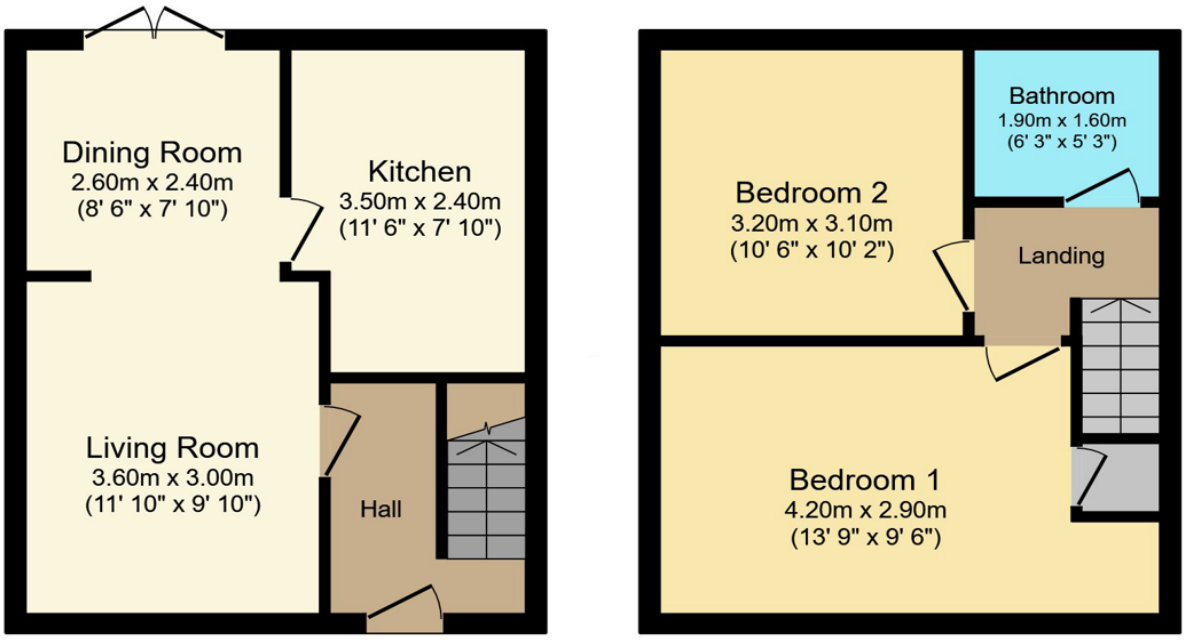


Bedroom 2



Bathroom



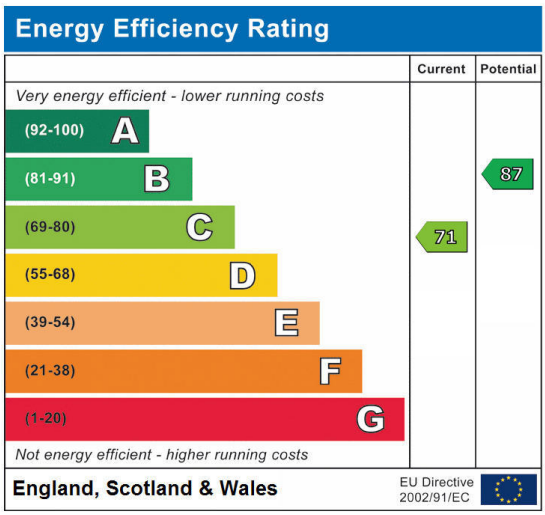


Ground Floor
Floor area 31.1 m² (335 sq.ft.)

First Floor
Floor area 31.1 m² (335 sq.ft.)

TOTAL: 62.3 m² (670 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Bexhill Road, Town End Farm, Sunderland, Tyne and Wear, SR5 4PX

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

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