

3 bed terraced house to buy in

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

£77,000

x 3 x 1 x 1

Tenure	Size
Freehold	**1195 sq ft / 111 sq m**

On Street parking

Chain free

Property features

- Sold with sitting tenant in situ
- Currently achieving £650 PCM rental income
- Turnkey investment opportunity
- Well maintained throughout
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

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

Offered to the market as a tenanted investment, this well-maintained three-bedroom terraced home is sold with a sitting tenant in situ, currently generating £650 PCM, making it an ideal turnkey investment with an immediate rental income from day one.

The property has been well cared for throughout and comprises a bright and welcoming reception room, a fitted kitchen, three well-proportioned bedrooms, and a modern family bathroom. Presented in good decorative order, the home requires little to no work, allowing investors to benefit from a hassle-free addition to their portfolio.

Conveniently located within easy reach of Sunderland city centre, local amenities, schools, transport links, and parks, the property remains an attractive rental proposition in a popular residential area.

Whether you're an experienced landlord looking to expand your portfolio or a first-time investor seeking a ready-made investment, this property offers an excellent opportunity to acquire a fully tenanted, income-producing asset.

Early viewing is recommended. For further information or to arrange a viewing, please contact Pattinson Estate Agents today.

Council Tax Band: A

Tenure: Freehold

Price: £77,000

Property Type: Terraced House

Build Size: 111 sq m

USPs: Chain free

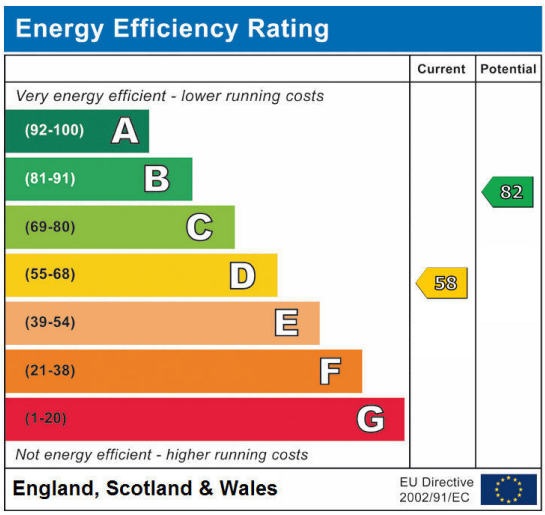
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water





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

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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