



3 bed terraced house to buy in

Ross Street, Sunderland, Tyne and Wear,
SR5 1HA

£65,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ Tenant in situ
- ✓ Earning £7,140 per annum
- ✓ EPC Rating E

On Street parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ 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
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

***** Internal images coming soon *****

Pattinson estate agents are delighted to welcome to the market this excellent residential investment opportunity offered via online auction. Superbly located for strong rental performance in the popular Monkwearmouth area, close to Grange Park Primary School. The property benefits from excellent transport links directly into Sunderland city centre and convenient access to local road networks.

This three-bedroom mid-terrace house is sold with a reliable tenant in situ, delivering immediate rental income from day one of completion. It represents a hassle-free addition to any buy-to-let portfolio.

Investment & Rental Return

The property generates a steady rental income of £595 per calendar month (£7140 per annum) , providing the incoming landlord with instant cash flow and no initial void periods.

This turn-key asset offers strong yield potential, backed by consistent tenant demand in a proven rental market.

Comfort and efficiency are maintained throughout the property with gas central heating and full UPVC double glazing.

The layout also includes a private, enclosed yard to the rear.

Accommodation

The accommodation spans two floors and comprises a welcoming entrance hall, a lounge, a kitchen, three bedrooms, and a family bathroom.

Viewing

Early viewing is highly recommended to secure this immediate income-generating asset. Please contact Pattinson Sunderland to arrange or to discuss further

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

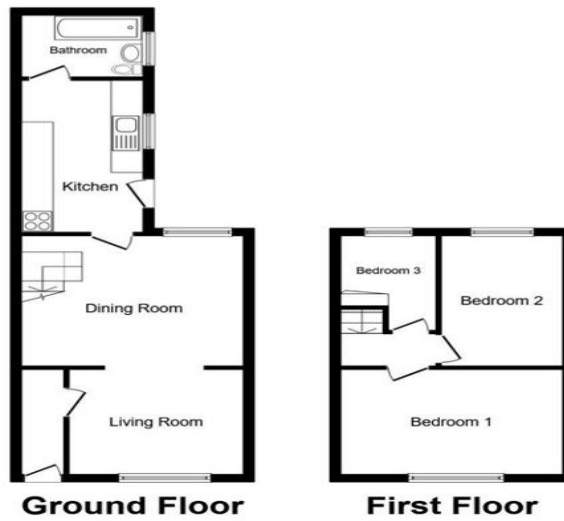
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Total floor area 70.0 sq. m. (753 sq. ft.) approx
 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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

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