

3 bed cottage to buy in SR2

Tower Street West, Sunderland, Tyne and Wear, SR2 8JY

£59,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- 3 bedroom family home
- Popular location
- Ideal investment property
- Tenant in situ - delivering £9240 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
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

*** Investment opportunity *** Strong immediate rental yield *** ** FOR SALE VIA ONLINE AUCTION ** FEE'S APPLY **

Pattinson estate agent are pleased to offer to Auction, this three-bedroom terraced cottage located at Tower Street West, Sunderland, Tyne and Wear, SR2 8JY presents this ready-made addition to any property portfolio.

The property is being sold with a reliable tenant in situ who currently pays £770 per calendar month. This generates an immediate, consistent revenue stream from day one, completely bypassing the typical void periods, marketing expenses, and letting agent setup fees associated with finding a new tenant.

Positioned within the highly accessible SR2 postcode area, this traditional single-story cottage offers a practical and deceptively spacious layout that appeals heavily to long-term renters. The internal accommodation features three well-proportioned bedrooms, a comfortable central living room, a functional kitchen space, and a family bathroom. Externally, the property benefits from a private rear yard, providing essential outdoor space while keeping ongoing maintenance costs exceptionally low for the incoming landlord.

The location balances strong demand with urban convenience. Situated just moments away from local schools, parks, and essential everyday amenities, the property also boasts excellent transport connections. Residents enjoy effortless access to regular bus routes, major arterial roads, and local Metro stations, ensuring a straightforward commute into Sunderland City Centre and across the wider Tyne and Wear region.

Prospective buyers are urged to register their interest early to download the legal pack, arrange a viewing, or place a secure bid. Given the robust rental yield, highly desirable location, and the hassle-free nature of an ongoing tenancy, this cottage represents an incredibly secure and high-performing buy-to-let investment opportunity.

Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £59,000

Property Type: Cottage

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

Living Room



Kitchen



Bedroom 1



Bathroom



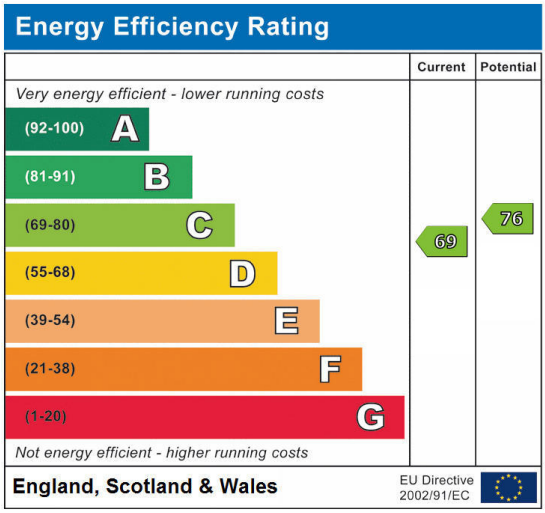
Bedroom 2



Bedroom 3







Tower Street West, Sunderland, Tyne and Wear, SR2 8JY

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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