3 bed pair of flats to buy in SR6

Roker Avenue, Sunderland, Tyne and Wear, SR6 0HS

£105,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

On Street parking

Property features

- Pair of self contained flats
- Great location
- Vacant possession
- Great investment opportunity
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas

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. FEES APPLY.

Pattinson Estate Agents are delighted to welcome to the market this excellent investment opportunity located on the highly popular Roker Avenue in Sunderland.

Offering incredible versatility for landlords and developers alike, this substantial property is configured as two self-contained residential flats under a single footprint. The layout delivers an ideal balance of immediate returns and value-add potential, making it a fantastic addition to any buy-to-let portfolio looking to maximize overall yield.

The first-floor upper flat is a spacious two-bedroom layout that has been comprehensively renovated and updated to a high standard, making it ready for immediate tenant placement to generate instant cash flow. Conversely, the ground-floor flat features a one-bedroom layout that is completely self-contained but requires a scheme of refurbishment and modernisation. This presents an incoming investor with the perfect blank canvas to upgrade the space, add significant capital value, and maximize the property's long-term rental income.

The ground-floor flat comprises a private entrance door leading into a central lounge, a separate kitchen space awaiting modernisation, one well-proportioned double bedroom, and a functional bathroom suite. The renovated first-floor flat is accessed via its own ground-floor entrance door with a dedicated staircase leading up to the landing.

This upper flat features a bright, comfortable lounge finished in neutral decor, a modern fitted kitchen with contemporary wall and base units, two separate neutrally decorated bedrooms, and a freshly updated family bathroom suite.

Externally, the property benefits from a shared rear yard with secure access and standard on-street parking to the front.

Situated in the highly popular coastal suburb of Roker, the property occupies a prime rental position within easy walking distance of the beautiful Sunderland Sea Front, beachfront promenades, and the picturesque Roker Park. Residents will benefit from excellent local convenience, with a robust selection of shops, cafes, and supermarkets located directly on Roker Avenue.

Furthermore, the property is situated approximately two miles from Sunderland City Centre, with strong local bus routes and nearby Metro stations providing effortless commutes for working professionals and students.

Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £105,000

Property Type: Pair of Flats

Parking: On Street

Heating: Gas

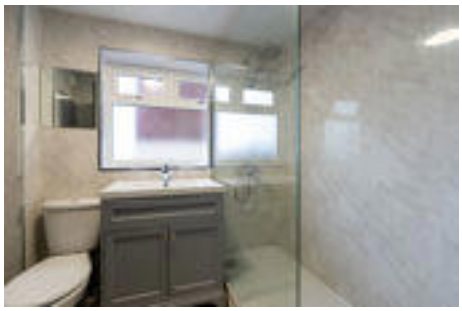
Upper Flat Bedroom 1

Upper Flat Bedroom 2

Upper Flat Living Room

Upper Flat Kitchen

Upper Flat Bathroom

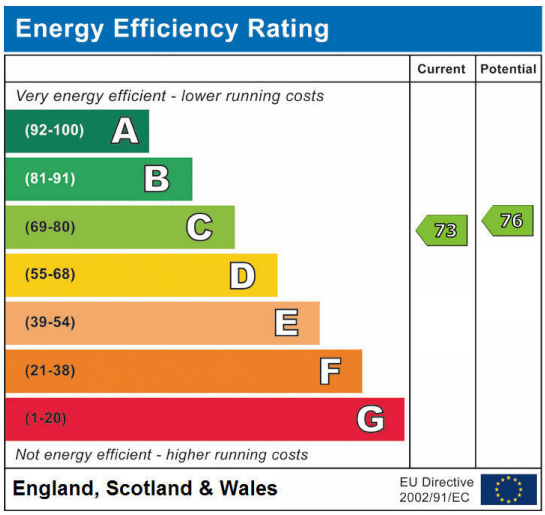


Lower Flat Bedroom 1

Lower Flat Living Room

Lower Flat Kitchen

Lower Flat Bathroom



Roker Avenue, Sunderland, Tyne and Wear, SR6 0HS

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

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