Rawdon Road, Red House, Sunderland, SR5

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# Rawdon Road, Red House, Sunderland, SR5

## Offers In The Region Of £169,950

* 3 BEDROOM * FREEHOLD * TENANTS IN SITU * NO ONWARD CHAIN * DRIVEWAY * GARDEN *

A well-presented three-bedroom semi-detached house in Sunderland, ideally located for access to local schools, everyday amenities and excellent transport links.

The ground floor offers two well-proportioned reception rooms, comprising a spacious living room and a separate dining room with direct access to the rear garden. The property also benefits from a large modern kitchen, a generous utility room and a convenient downstairs WC.

Upstairs, there are three bedrooms, including a master bedroom with built-in wardrobes, a further generous double bedroom and a single third bedroom. A modern family bathroom, complete with bath, completes the first floor.

Externally, the property features a single block-paved driveway to the front, providing off-road parking. To the rear is a substantial garden featuring an artificial lawn and a large decked area, creating an attractive and low-maintenance outdoor space.

The property is currently let to tenants, generating a rental income of £795 per calendar month, making it an appealing opportunity for investors seeking an established rental property.

Located on Rawdon Road, the property is within easy reach of local shops and everyday amenities across north Sunderland. A selection of primary and secondary schools can be found in the surrounding area, while nearby parks and green spaces provide opportunities for walking and recreation.

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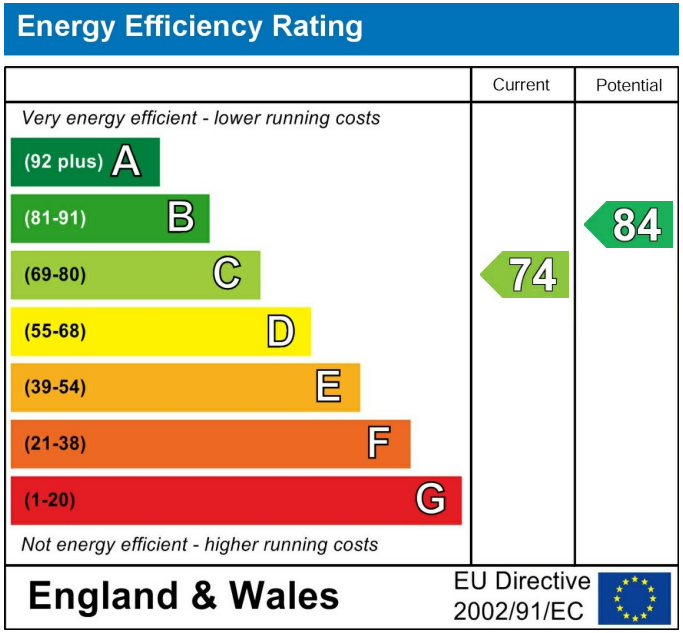
## Ground Floor

## First Floor

NOTE: plans are for illustration purposes only and are not to scale
Plan produced using PlanUp.

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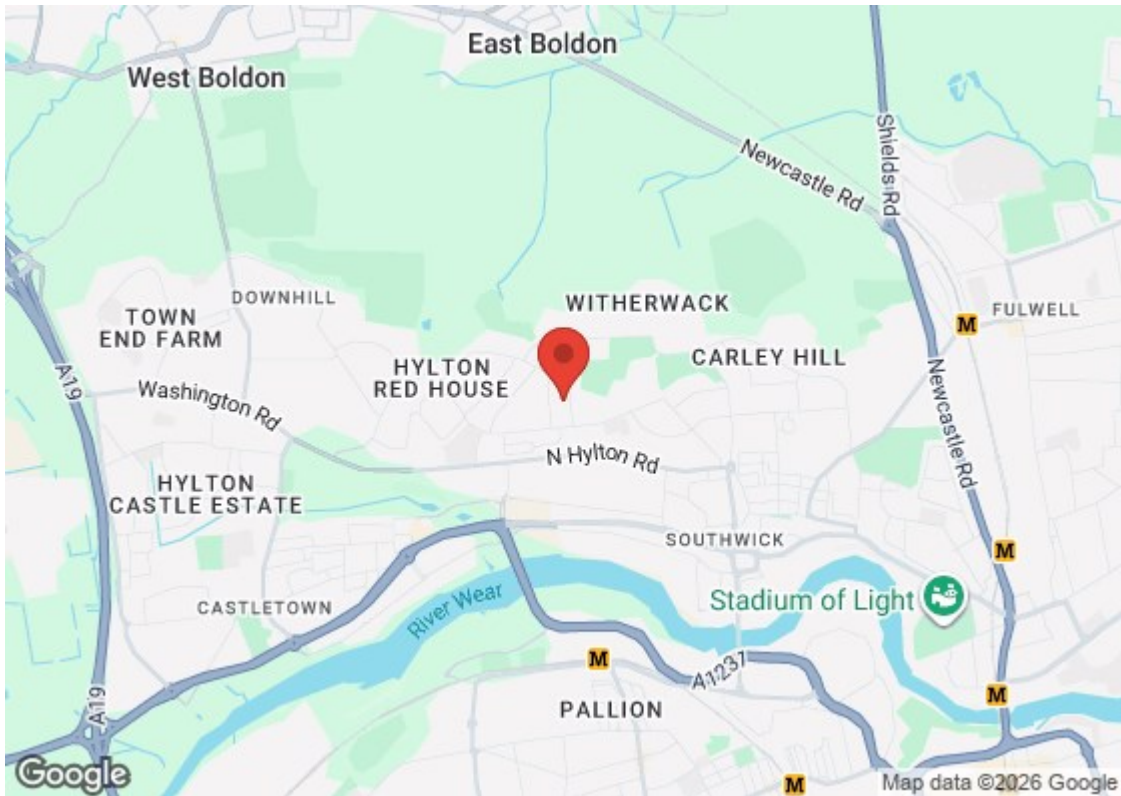
HONEY

Ava-Lynn's Playroom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West Boldon
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Shields Rd
DOWNHILL
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A19
Washington Rd
N Hylton Rd
Newcastle Rd
HYLTON CASTLE ESTATE
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