



Elmwood Avenue, Sunderland, SR5

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Offers In The Region Of £105,000

* 2 BEDROOM * FREEHOLD * TENANTS IN SITU * NO ONWARD CHAIN * DRIVEWAY * LARGE GARDEN *

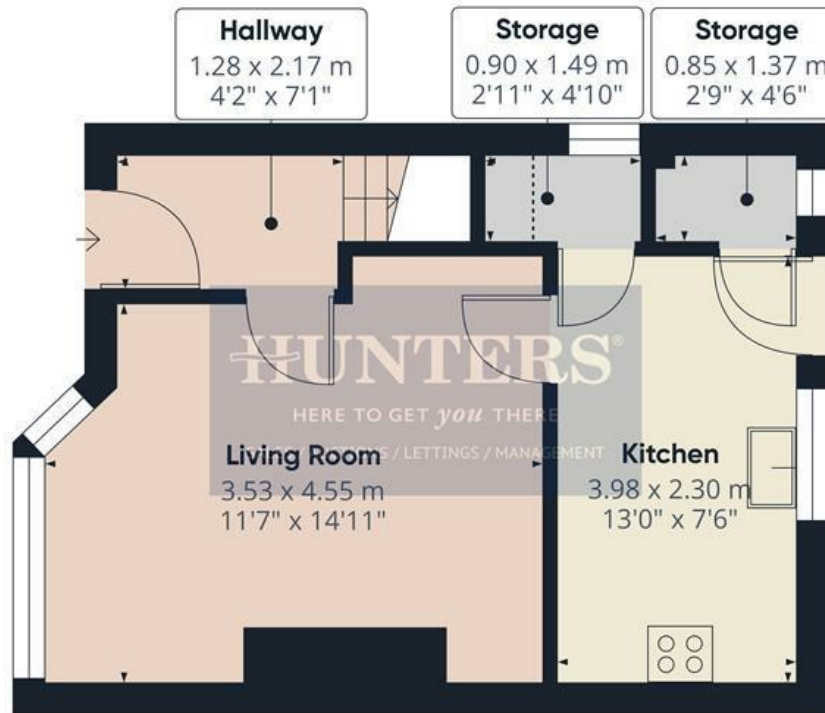
For sale – a two-bedroom semi-detached house on Elmwood Avenue in Sunderland, offered with a tenant in situ and currently achieving £700 per month, making it an appealing opportunity for buy-to-let investors.

The property is well presented and provides practical accommodation, including a reception room, two kitchens and a bathroom. The spacious kitchen offers plenty of useful storage and workspace, while externally there is a large rear garden providing a good outdoor space, together with a front garden and driveway offering off-street parking.

The property is conveniently located for a range of local amenities, with schools, shops and everyday services all within easy reach. There are also good public transport links, providing access into Sunderland city centre and the wider surrounding areas.

With an established tenant, current rental income and good outside space, this two-bedroom semi-detached house offers a straightforward investment opportunity in a convenient Sunderland location.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

60.3 m²

648 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Hallway

4'2" x 7'1"
- Living Room

11'6" x 14'11"
- Kitchen

13'0" x 7'6"
- Storage

2'11" x 4'10"
- Storage

2'9" x 4'5"
- Landing

3'2" x 5'2"
- Bedroom 1

16'6" x 10'3"
- Bedroom 2

9'5" x 10'4"
- Bathroom

7'10" x 4'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

