

FOR SALE



St Leonard Street, Sunderland

Offers In Excess Of £40,000


MARTIN&CO

KEY FEATURES

- HIGH YIELDING BUY TO LET OPPORTUNITY
- EXPECTED RENT IN THE REGION OF £425pcm
- TWO BEDROOM COTTAGE
- UPDATED KITCHEN UNITS

HIGH YIELDING BUY TO LET OPPORTUNITY Two bedroom cottage located in the area of Hendon, 1 mile outside of Sunderland City Centre. Based on previous rentals in the area the property would expect to generate a rent in the region of £425pcm. The property is in need of some renovation but does benefit from an upgrading kitchen. Briefly consisting; entrance hallway, large front bedroom with bay window, living room, 2 bedroom located off the hallway, galley style kitchen with fitted floor and wall units, bathroom with three piece suite to the rear, externally the property has a rear yard. The property benefits from gas central heating and double glazed windows.



ROOM MEASUREMENTS

LIVING ROOM

3.95m x 4.08m (13'0" x 13'5")

KITCHEN

2.78m x 4.51m (9'2" x 14'9")

BEDROOM 1

4.75m x 3.69m (15'7" x 12'1")

BEDROOM 2

2.96m x 1.85m (9'9" x 6'1")

BATHROOM

2.78m x 1.58m (9'2" x 5'2")



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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Total Area: 66.3 m² ... 713 ft²

All measurements are approximate and for display purposes only

For award-winning service, speak with our property professionals today!



Martin & Co Sunderland

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