



Belvedere Road, SR2 7BT

**Offers In The Region Of
£130,000**

****INVESTMENT PROPERTY**** We welcome to the market this very well maintained 6 bedroom, mid terraced, student investment property which is superbly located within minutes walk of Sunderland City Centre and its many amenities such as; Park Lane Interchange & Metro Station, Moybray Park a verity of shops.

Internally the spacious accommodation comprises; vestibule, reception hall, lounge/letting room 1, dining room/letting room 2, large kitchen/breakfasting room, at first floor there are a further 4 bedrooms and bathroom. Externally there is a large rear yard providing off street parking.

CURRENTLY USED FOR STUDENT ACCOMODATION .

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Accommodation Comprises

Room 1

13'11" x 15'6" (4.25m x 4.73m)

Room 2

14'5" x 13'6" (4.4m x 4.13m)

Kitchen/Breakfasting Room

21'11" x 10'2" (6.7m x 3.11m)

First Floor

Room 3 - Front

13'10" x 13'6" (4.22m x 4.12m)

Room 4 - Front

9'7" x 6'10" (2.94m x 2.1m)

Room 5 - Rear

14'9" x 13'5" (4.5m x 4.11m)

Room 6- Rear

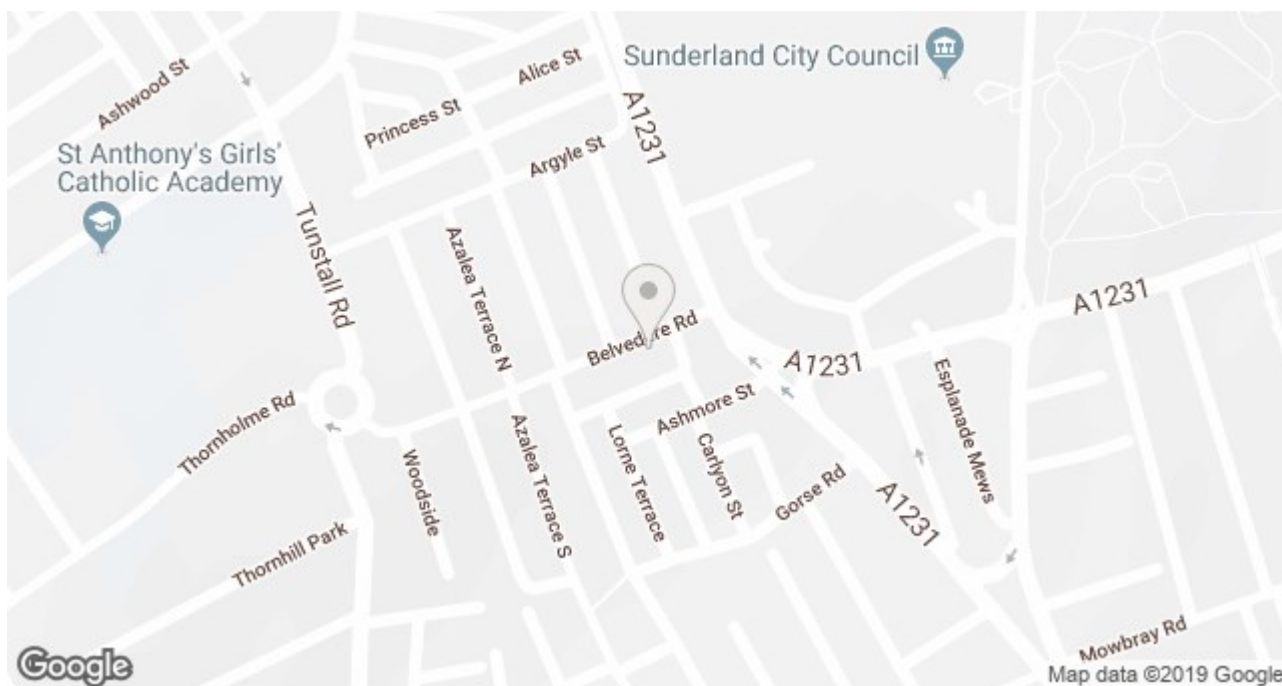
10'5" x 9'3" (3.18m x 2.83m)

Bathroom

Externally



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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		39	62
England & Wales		EU Directive 2002/91/EC	