



1 Davison Avenue

Silksworth, Sunderland, SR3 2EJ

Guide price £105,000

Guide Price £105,000 +

Moovd are delighted to offer to the market via Option B – Conditional Online Auction on 11th April 2024, this well presented, three-bedroom semi-detached property in the ever-popular area of Silksworth.

Sold as a tenanted investment, with tenant in-situ, the accommodation is Let at £795 PCM, yielding 9.08% on the advertised Guide Price.

The property briefly comprises front porch, leading into a central hallway with storage cupboard and staircase to first floor. A large lounge with elevated views to the front and a generous sized kitchen diner, with integrated appliances and French patio doors into the rear garden. To the first floor are three well-proportioned bedrooms, with both bedroom one and two benefitting from fitted storage space. The smartly presented family bathroom W.C includes plenty of extra storage and shower over bath. Externally is a gravelled front garden, stunning enclosed rear garden, mainly laid to lawn with outhouses to the side of the property, with huge potential to develop.

Davison Avenue is a quiet and popular street, located in Silksworth on the outskirts of the City. With a variety of bus networks available, travelling into the centre and further afield to the neighbouring Newcastle and Durham is easy.

This fantastic home will undoubtedly prove popular and with a realistic asking price, a quick, early viewing is considered essential to avoid disappointment. Viewings strictly by appointment only.

- Offered For Sale via Option B - Conditional Online Auction
- 11th April 2024
- Refurbished three bedroom semi-detached
- Sold with tenant in-situ at £795 PCM
- Potential to develop sizeable plot
- INTERESTED? VIEW ME!



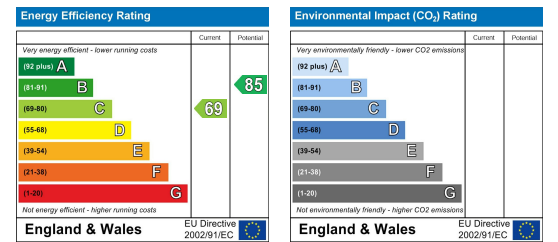
Floor Plan



Area Map



Energy Efficiency Graph



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