



95 Carley Road

Southwick, Sunderland, SR5 2RP

Guide price £62,500

Guide Price £62,500

Moovd Online Property Auctions are pleased to offer For Sale via Option A: Unconditional Online Auction, this refurbished, vacant, two-bedroom ground floor flat on 9th May 2024.

This light and airy ground floor flat, has undergone a full, recent refurbishment throughout and would be a perfect, immediate, BTL investment for any rental investor, looking for a hands-off investment. The potential rent would be in the region of £595 - £650 PCM returning a yield of 11.4% and 12.48% respectively on the advertised Guide Price. The flat can be sold on its own or as a pair, with the upstairs flat.

The spacious layout briefly comprises entrance hall, hallway, with practical downstairs storage cupboard leading to both bedrooms, with bedroom one a double, to the front and boasting original features, including high ceilings and with a feature fireplace, bedroom two is a single to the rear and a view over the rear yard. A lounge leads you through to the rear of the property and a fitted kitchen with integrated appliances and a white family bathroom W.C to the rear. Externally is a shared rear yard with roller shutter to rear lane.

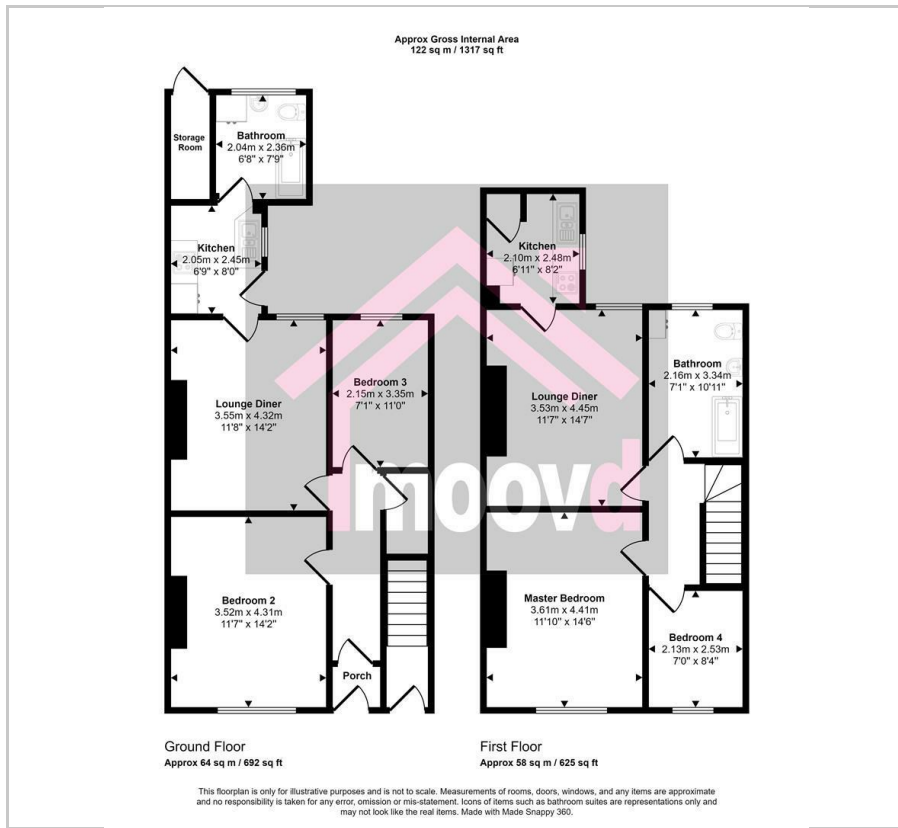
Southwick is located on the outskirts of Sunderland City centre and includes a small front street. Only a short distance away are everyday amenities including a large Sainsburys and excellent road and bus networks in and out of the City centre and around the local area.

An internal viewing is considered a 'must' and strictly by appointment only on this smart property.

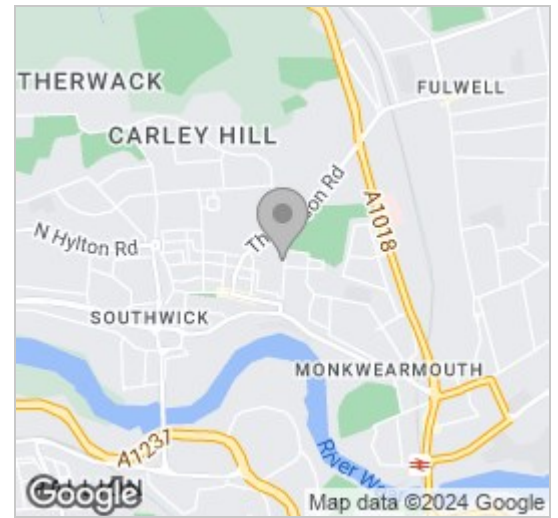
- Offered For Sale via Option A - Unconditional Online Auction
- 9th May 2024
- Well presented two bedroom ground floor flat
- Refurbished and vacant possession
- Perfect BTL investment, can be purchased as a pair
- INTERESTED? VIEW ME



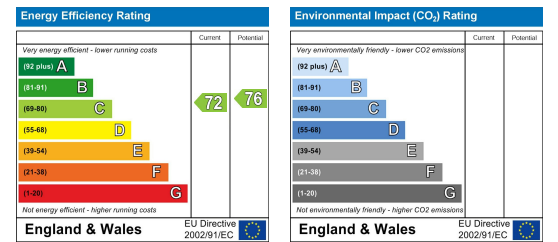
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Carter House Pelaw Leazes Lane, Durham City, Co Durham, DH1 1TB
 Tel: 0191 9097020 Email: enquiries@moovd.co.uk