



# 97 Carley Road

Southwick, Sunderland, SR5 2RP

Guide price £55,000

Guide Price £55,000 +

Moovd Online Property Auctions are pleased to offer For Sale via Option A: Unconditional Online Auction, this refurbished, vacant, two-bedroom first floor flat on 13th June 2024.

This light first 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 12.98% and 14.14% 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 vestibule with staircase to first floor landing, both bedrooms are to the front of the accommodation, with a central lounge leading into the rear fully fitted impressive kitchen with access to the rear yard, via rear staircase. A large white family bathroom W.C concludes the living space. Externally is a rear yard with roller shutter and front forecourt.

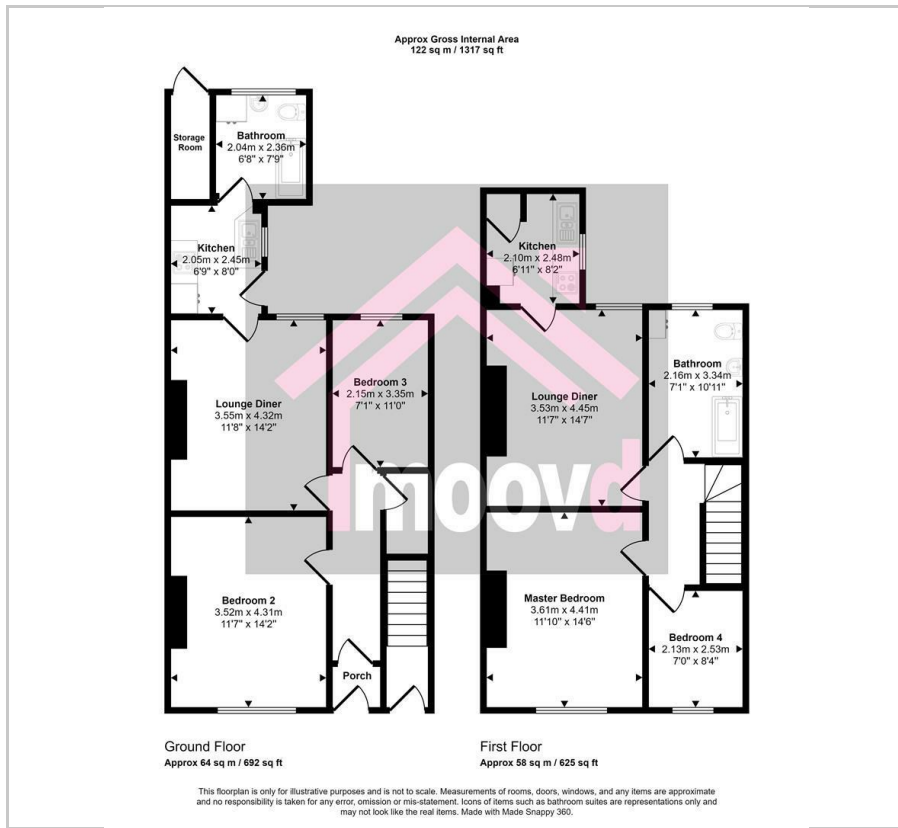
Southwick is located on the outskirts of Sunderland City centre and includes a small front street. Only a short distance away are everyday amenities including a large Sainsburys and excellent road and bus networks in and out of the City centre and around the local area.

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

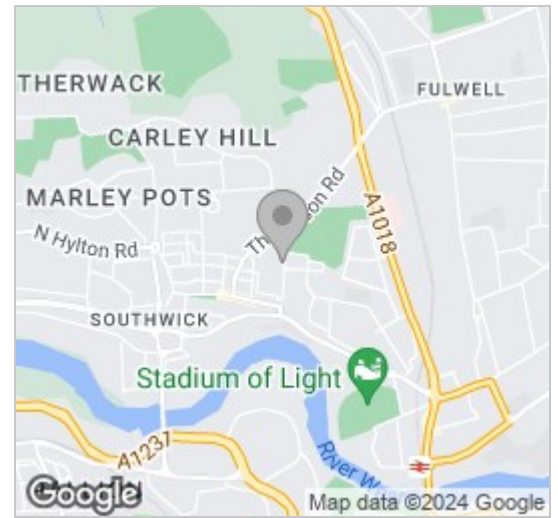
- Offered For Sale via Option A - Unconditional Online Auction
- 13th June 2024
- Well presented two bedroom first floor flat
- Refurbished and vacant possession
- Perfect BTL investment, can be purchased as a pair
- INTERESTED? VIEW ME!!



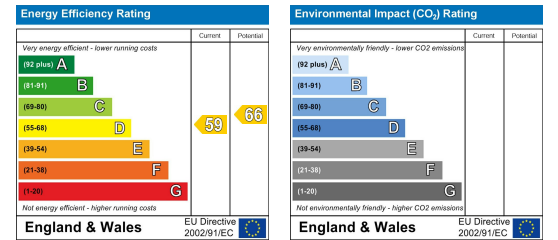
# Floor Plan



# Area Map



# Energy Efficiency Graph



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