



1 St. Leonard Street, Sunderland, SR2 8QG

Guide price £60,000

Guide Price £60,000+

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 10th October, this smartly presented three/ four bedroom end terrace.

The accommodation briefly comprises entrance vestibule with staircase to first floor, Bedroom 1/ lounge to the left, central lounge with bedroom 3 off, fully fitted kitchen, rear lobby and white family bathroom W.C. To first floor are two further bedrooms. Externally is an enclosed rear yard.

The property is sold with vacant possession and would be an excellent BTL investment opportunity for a landlord with a rental potential of £650 PCM, returning a yield of 13% on the advertised Guide Price.

Other pleasing benefits include gas central heating and UPVc double glazing throughout. We highly recommend an internal viewing of this spacious property. Viewings are strictly by appointment only.

Vestibule

Accessed via a UPVc double glazed door, staircase to first floor.

Bedroom 1 13'9" x 13'1" (4.20m x 3.99m)

UPVc double glazed Bay window to front aspect, coving and double radiator.

Lounge 13'3" x 12'6" (4.04m x 3.82m)

UPVc double glazed window to side aspect, storage cupboard under stairs, coving and double radiator.

Bedroom 3 13'6" x 7'2" (4.12m x 2.19m)

UPVc double glazed window to side aspect, double radiator and storage cupboard housing boiler.

Kitchen 12'5" x 5'2" (3.80m x 1.59m)

Fitted with a range of wall and base units contrasting work surfaces, 1 stainless steel sink with drainer unit and mixer tap over, splash back tiling, integrated gas hob, electric oven and extractor hood over, plumbed for washing machine, UPVc double glazed door and windows, single radiator and vinyl flooring.

Rear Lobby

UPVc double glazed frosted windows and door to rear yard and vinyl flooring.

Bathroom

A white suite comprising: panelled bath with mixer hand attachment, pedestal hand basin, low level W.C., cladding to walls and ceiling, extractor fan, UPVc double glazed frosted window to side aspect, single radiator and vinyl flooring.

Landing

Sky light

Bedroom 2 13'7" x 10'5" (4.16m x 3.18m)

UPVc double glazed window to side aspect, fire surround, eaves storage and double radiator.

Bedroom 4 13'7" x 10'2" (4.16m x 3.12m)

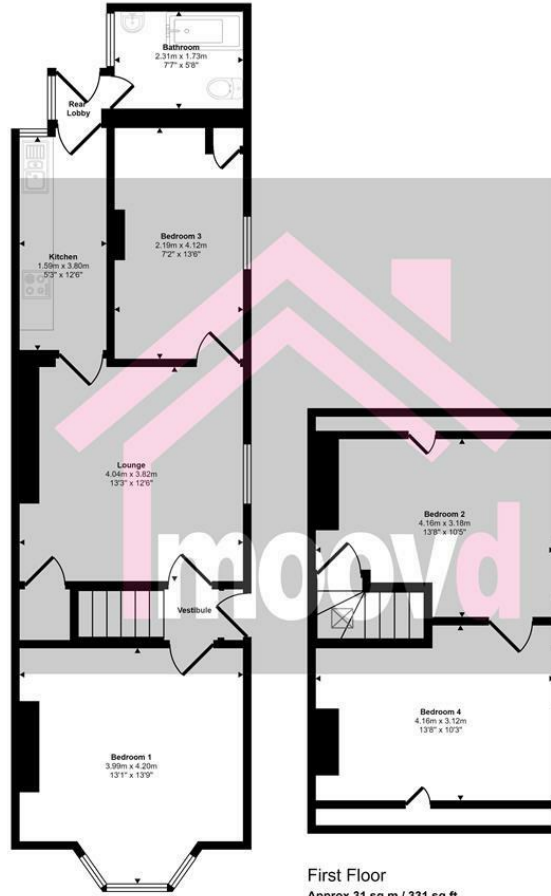
UPVc double glazed window to side aspect, fire surround, eaves storage and double radiator.

Externally

Enclosed rear yard, with gated access and raised decked area.

Floor Plan

Approx Gross Internal Area
89 sq m / 962 sq ft

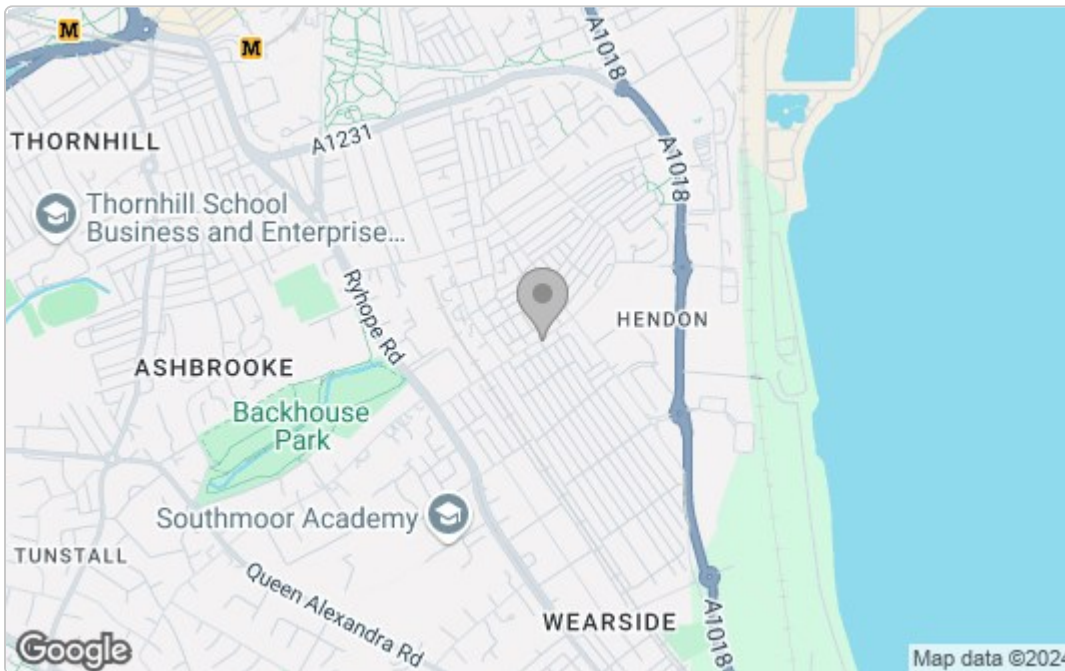


Ground Floor
Approx 59 sq m / 631 sq ft

First Floor
Approx 31 sq m / 331 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	

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