



2 Burnville Road South

Eden Vale, Sunderland, SR4 7LT

Guide price £130,000

GUIDE PRICE £130,000+

Looking for a BTL investment? Near the City Centre? University? Royal Hospital? Look no further than this spacious four-bedroom end terrace, located in the Eden Vale area of Sunderland.

OFFERED FOR SALE BY OPTION A - UNCONDITIONAL ONLINE AUCTION on 17th October 2024 with a 'BUY IT NOW' price available. The property is currently sold with immediate vacant possession.

The accommodation on offer, briefly comprises entrance hall with staircase to first floor, lounge with Bay window and feature fireplace, rear kitchen diner with separate cloaks W.C and concluding with a separate dining room. To first floor are four bedrooms and a family bathroom W.C. Externally is a rear yard and front forecourt.

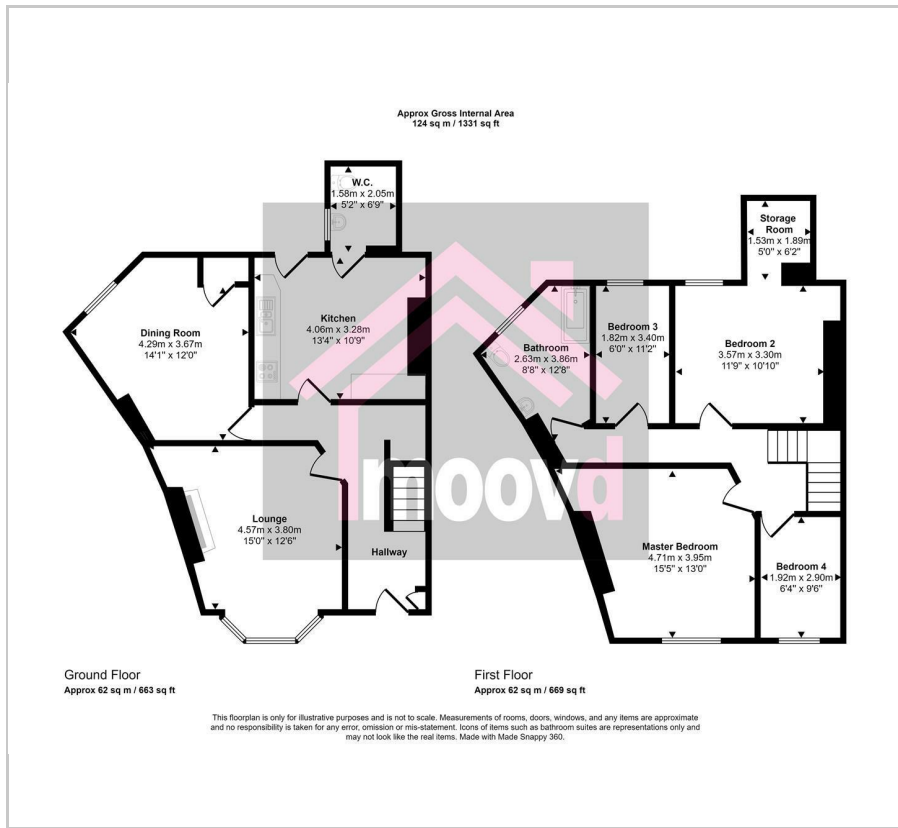
Located in the Eden Vale area of Sunderland, on a quiet street within easy access to Sunderland City Centre, Royal Hospital and Chester Road. The property has a local Metro station at the nearby University campus and excellent road and bus networks via the nearby A690. Local schooling can be found close-by, including Barnes Infant and Thornhill Schools.

An internal viewing is considered essential to appreciate this well-presented accommodation. **SERIOUS BUYERS ONLY.** Viewings are strictly by appointment only.

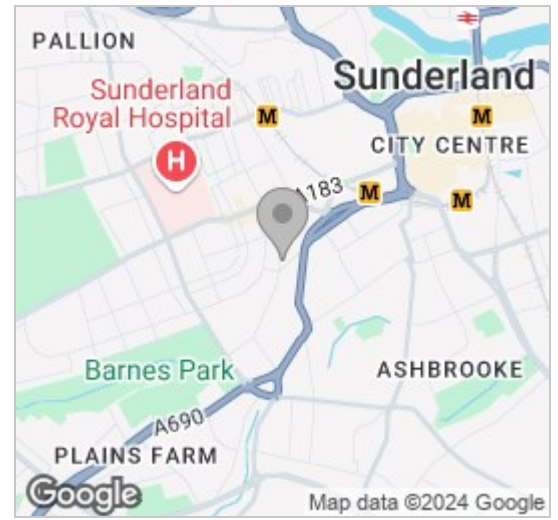
- Offered For Sale via Option A - Unconditional Online Auction
- 17th October 2024
- Vacant four bedroom end terrace
- Brilliant BTL opportunity
- Close to Hospital/ University and City centre
- INTERESTED? VIEW ME!



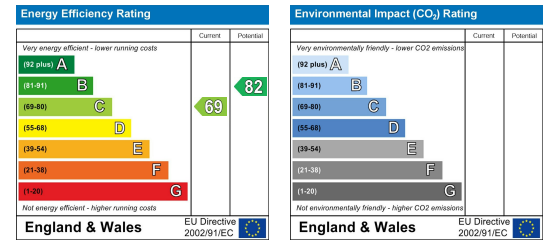
Floor Plan



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.



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