



# 95 & 97 Carley Road

Southwick, Sunderland, SR5 2RP

Guide price £85,000

Guide Price £85,000 +

Mooovd Online Property Auctions are delighted to offer For Sale via Option A: Unconditional Online Auction, a pair of two-bedroom flats, on 19th June 2025.

The ground floor flat is Let at £595 PCM with the upstairs currently vacant, with a potential income of (£14,280 per annum) returning a yield of 16.80 % respectively on the above advertised Guide Price.

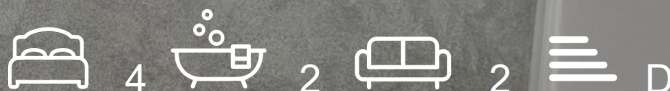
This light and airy ground floor flat (95) has undergone a full, recent refurbishment throughout and is a perfect immediate BTL investment for any rental investor looking for a hands-off investment. The spacious layout briefly comprises entrance hall, hallway, with practical understairs storage cupboard leading to both bedrooms, with bedroom one a double, to the front, boasting original features, including high ceilings with a feature fireplace, bedroom two is a single to the rear and a view over the rear yard. A lounge leads to the rear of the property and a fitted kitchen with integrated appliances and a white family bathroom W.C. Externally is a shared rear yard with roller shutter to lane.

The first floor flat (97), has undergone a full, recent refurbishment also and 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.

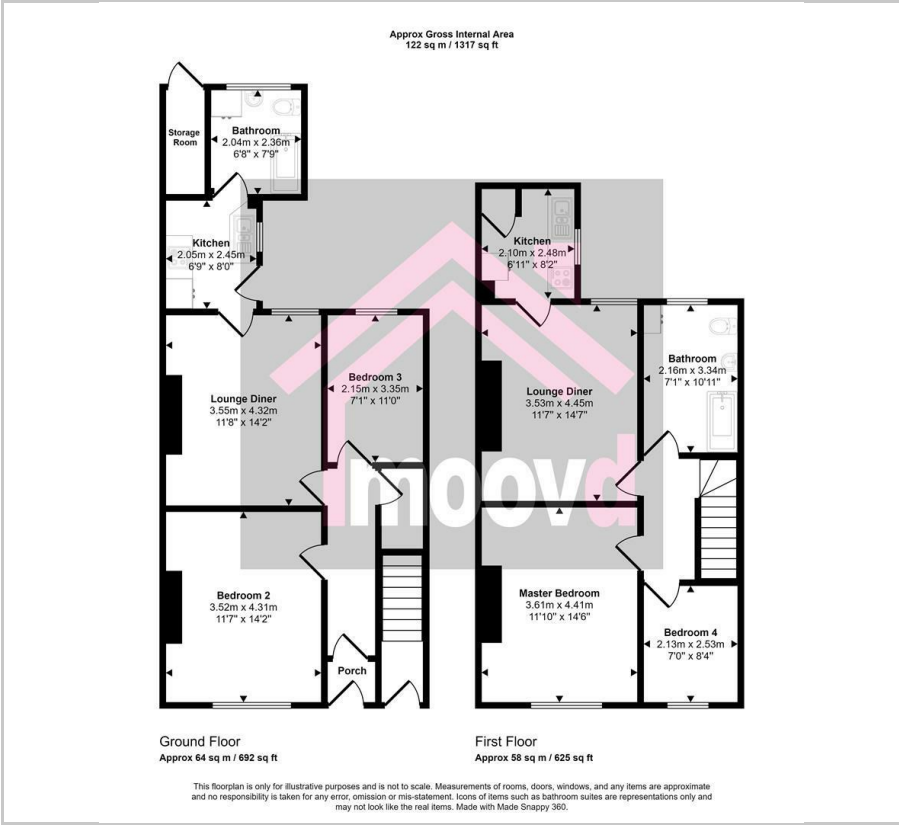
An internal viewing is considered a 'must' and is strictly by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction
- 19th June 2025
- Well presented pair two bedroom flats
- Ground Floor let at £595 PCM, upstairs currently vacant
- Perfect BTL investment
- INTERESTED? VIEW ME!!

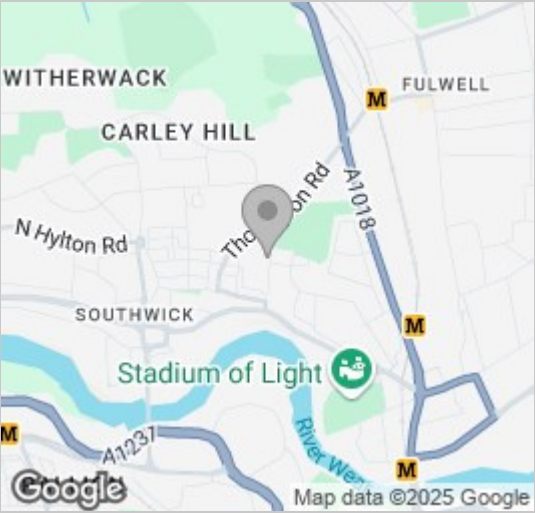




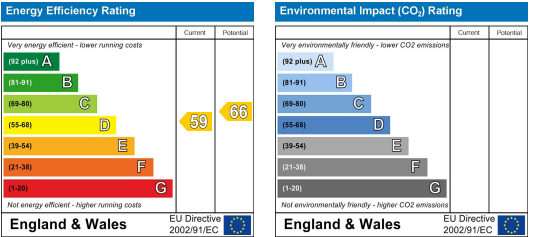
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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