



All enquiries Ref: Kristian Georgiou or Brian Grante



- Freehold mid terrace house arranged as three self-contained flats
- Part Investment

**Location:**  
The property is located on Featherstone Street. A comprehensive range of shops, bars and restaurants can be found locally within Sunderland City Centre lying to the south. Public transport links are available at Stadium of Light Metro Station located to the west and at St Peters Train Station lying to the south west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A1018 located to the west and the A183 lying to the east. Recreational pursuits can be found at Roker Park located to the north and at Roker Beach lying to the east.

**Accommodation:**

| Flat | Accommodation    | EPC | Council Tax | Tenancy        |
|------|------------------|-----|-------------|----------------|
| 1    | Two bedroom flat | D   | A           | Let at £380pcm |
| 2    | Two bedroom flat | D   | A           | Let at £350pcm |
| 3    | One bedroom flat | C   | A           | Vacant         |

**Rent reserved (with flats vacant):**  
**£8,760** per annum

**Note:**  
Home Improvement Notice/Report is available in the legal pack.

**To view:**  
Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

