

**STUART  
EDWARDS**



**Carley Road**  
Sunderland SR5 2RP

- Multi-Let Freehold Pair of Flats
  - Income from Day 1
  - Popular area for Investors
- Fully Tenanted
- Investment Opportunity
- Good Transport Links

**Asking Price £89,950**





**Council Tax Band: A**  
**EPC Rating:**

**FULL DESCRIPTION**

This investment opportunity features a pair of two-bedroom, freehold flats situated in a sought after area in Sunderland. The property is just 14 minutes from Sunderland city center, offering great transport links with the nearest train station a 3-minute drive, Sunderland University a 7-minute drive, and Sunderland Royal Hospital an 11-minute drive. There is also potential for capital appreciation due to its close proximity to Sunderland's £500m Riverside & City Regeneration Zone. This property is ideally positioned to attract first time investors and long-term investors alike.

Each flat features 2 bedrooms, 1 bathroom, a kitchen, a lounge and a dining room, this property offers ample room for comfortable living. Currently generating £9,360 Annually (£780 Monthly) yielding 11.3% with the possibility of boosting the yield further by doing cosmetic upgrades.

Attractively priced for buy to let investors.

To fully appreciate its potential, be sure to visit.

EPC C & D Ratings

Council Tax Band A

**EPC.**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2060-0508-2050-6504-3425>

EPC Rating - D

EPC Link <https://find-energy-certificate.service.gov.uk/energy-certificate/2060-5508-2050-6506-3425>

**IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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**THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

**THANKS.**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

