



## 20 Ancona Street

Pallion, Sunderland, SR4 6TJ

Guide price £55,000

A three- bedroom mid terrace property offered For Sale via Option A – Unconditional Online Auction Terms with a 'BUY IT NOW PRICE' of £55,000 + Auction Fees. The accommodation is Sold with a tenant in situ paying £423.84 PCM or £5084 per annum returning a yield of 9.24%. Located on the outskirts of Sunderland in the popular area of Pallion, this readymade investment is sure to appeal to many.

The property briefly comprises: entrance hallway, master bedroom to front, central lounge with feature fire place and staircase to first floor. Fitted kitchen, rear lobby and family bathroom W.C. To first floor is a landing area and two additional bedrooms. Externally is a rear enclosed yard.

Pallion lies approximately 2 miles from Sunderland City Centre, with a host of practical day to day amenities on the local High Street including Metro Station. The accommodation also only lies a short distance from Sunderland Royal Hospital. A superb readymade and immediate BTL investment where an internal viewing is essential to appreciate. Viewings strictly by appointment only.

- Offered for Sale via Unconditional Online Auction
- BUY IT NOW PRICE of £55,000 + Auction Fees (£4,404 Inc VAT)
- Three bedroom mid terrace cottage
- Let at £423.84 PCM or £5086 per annum
- Yielding 9.24% on advertised BUY IT NOW PRICE
- INTERESTED? CALL US TODAY!



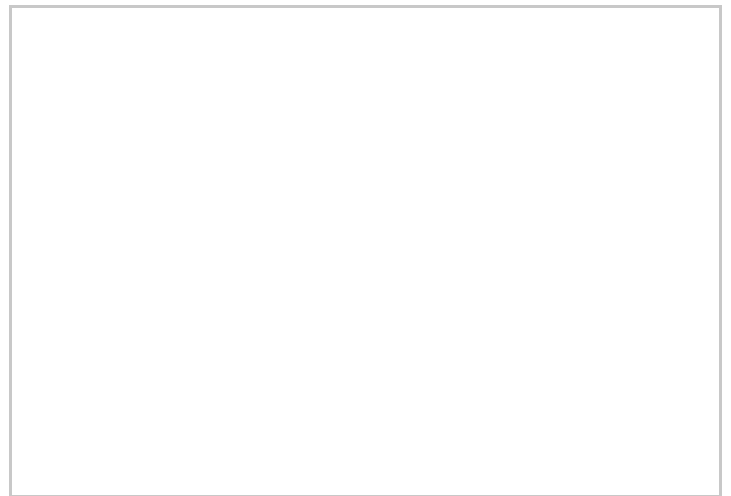
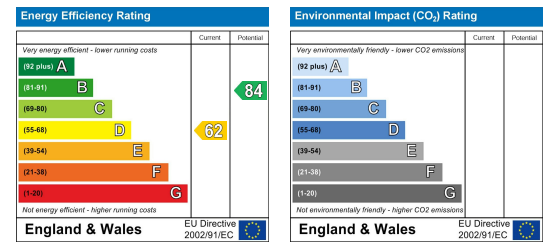
# Floor Plan



# 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.



Carter House Pelaw Leazes Lane, Durham City, Co Durham, DH1 1TB  
Tel: 0191 9097020 Email: enquiries@moovd.co.uk