



43 Pensher Street

, Sunderland, SR4 7EB

Guide price £125,000

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction Terms with a “BUY IT NOW PRICE of £125,000 plus Auction Fees” this four-bedroom HMO located in a superb location, just off Chester Road at 43 Pensher Street, Sunderland.

The property briefly comprises: Entrance vestibule off the street, with a staircase to first floor, open plan lounge diner leading into a fully fitted kitchen. Bedrooms 1 and 2, both doubles are off this living space, with a rear lobby area and access to rear yard and a shower room WC. To first floor are two further bedrooms 3 and 4 and a study area. Externally is an enclosed rear yard.

The accommodation on offer is sold with three sitting tenants in bedrooms 1, 2 and 3 with bedroom 4 vacant, generating £425 PCM on each room inclusive of bills or £1275 PCM or £15,300 per annum on the existing let rooms.

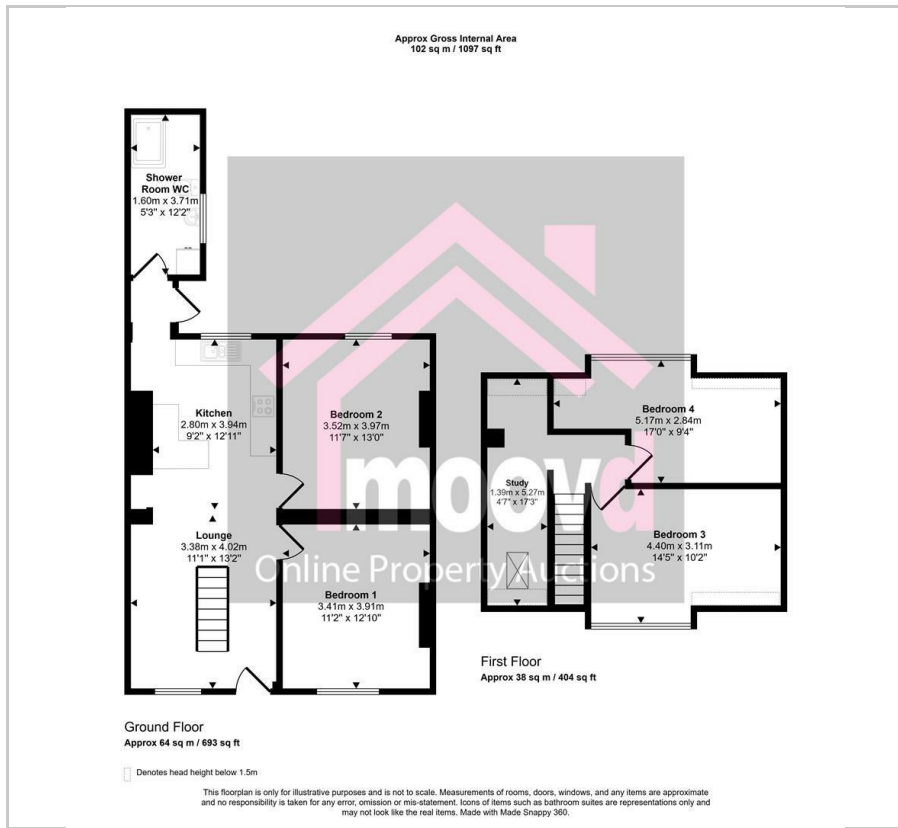
**** (N.B We are informed by our client, £50 of the rent per room, goes towards the inclusive bills, anything above that spend, by the tenants, is the tenant's responsibility independently)****

Pensher Street is located within immediate proximity to Chester Road and the nearby University, Sunderland Royal Hospital and Metro station. This is a superb BTL readymade BTL investment and viewings are strictly by appointment only.

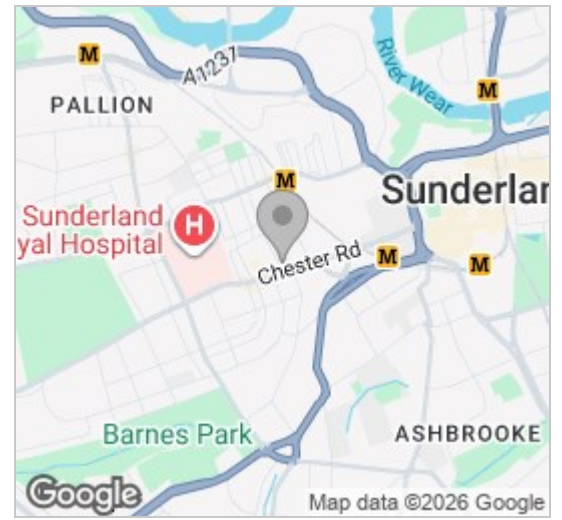
- Offered For Sale via Option A - Unconditional Online Auction Terms
- BUY IT NOW PRICE of £125,000 + Fees (£4,800 Inc VAT)
- Let four bedroom HMO
- Popular location just off Chester Road
- Close to Hospital and University
- INTERESTED? CALL US TODAY!



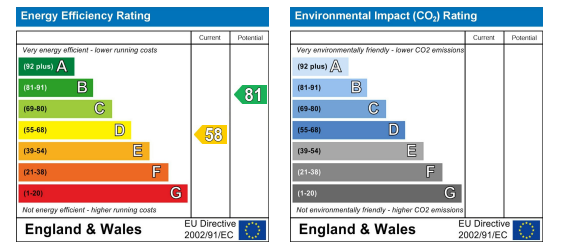
Floor Plan



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.



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