



28 East Moor Road

, Sunderland, SR4 6QW

Guide price £80,000

Moovd Online Property Auctions are delighted to bring to the market via Option A – Unconditional Online Auction Terms with a BUY IT NOW PRICE of £80,000 + Auction Fees (£4,404 Inc VAT) this well presented three-bedroom mid terrace cottage.

The accommodation on offer briefly comprises: Entrance porch, hall and bedrooms one and three immediately to the front of the property, a central lounge and bedroom two leading through into the rear fitted kitchen, lobby/ utility area and family bathroom W.C. Externally is an enclosed, generous sized yard with electric roller shutter.

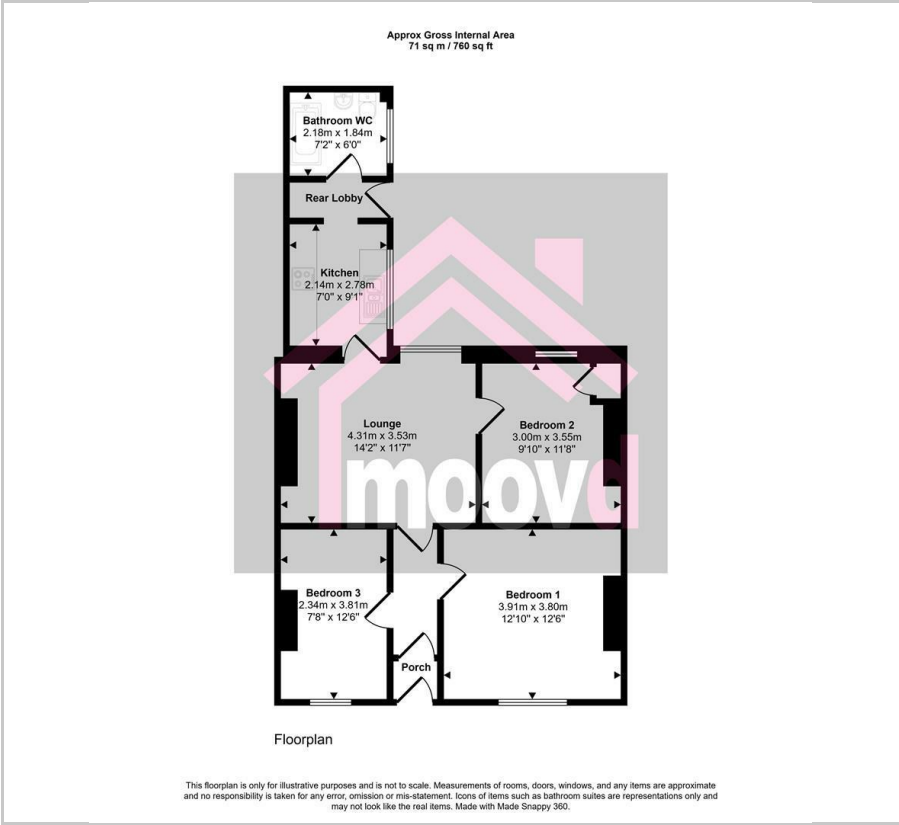
The accommodation lies just off St Lukes Road and Pallion High Street and approximately 2 miles from Sunderland City Centre, with a host of practical day to day amenities in the immediate vicinity. The property also lies a stones throw from Pallion Retail Park, Metro Station, St Joseph's Primary School and Sunderland Royal Hospital.

The property is sold with vacant possession and would be a superb BTL investment with a rental potential of £650 - £700 PCM, returning an impressive yield of 10.50% on the advertised BUY IT NOW PRICE. Viewings are strictly by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction Terms
- BUY IT NOW PRICE of £80,000 + Fees (£4,404 Inc VAT)
- Vacant three bedroom mid terrace cottage
- Perfect BTL investment
- Close to Pallion High Street and Metro
- INTERESTED? VIEW ME!



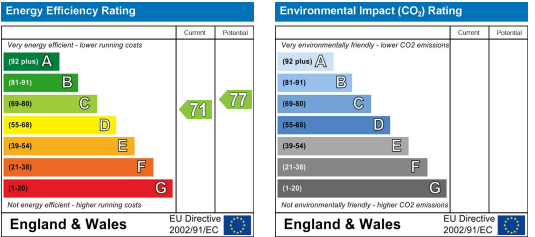
Floor Plan



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.



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