

18 Freda Street
Sunderland, SR5 2EF

Asking Price £130,000

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- 4 Bedroom Mid-Terrace Cottage
- Fully Furnished and Staged (included with price)
- Cashflowing as Serviced Accommodation/Corporate Let
- High Cash Flow: Average Income of £2,300PCM
- Excellent AVG Gross Yield of 18.54%
- Strong AVG Net Yield of 17.24%
- Sold Managed as a Corporate Let via Horizon Stays
- Strong Booking History - Operating Since November 2023
- High Demand Area of Sunderland
- Buyers Fee of £4,000+VAT

Modern 4-Bedroom Dormer Cottage – Corporate Let Investment – Average of £2,300PCM Income

Tenure: Freehold

Offered with NO ONWARD CHAIN, this fully furnished and modernized 4-bedroom dormer cottage presents a fantastic investment opportunity. Currently operating as a corporate let, the property generates approximately £2,300PCM, making it an ideal investment.

Situated in the popular Low Southwick area, this property is conveniently close to local schools, shops, and amenities. The home has been stylishly decorated to a modern specification and is ready for landlord takeover, offering immediate income generation with an existing calendar of bookings.

Key Features:

- 4 Spacious Bedrooms (1 on the ground floor, 3 on the first floor)
- Contemporary Living Room/Dining Area
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Private Rear Yard
- Fully Furnished & Stylishly Decorated

Council Tax Band A

EPC Rating: D

This property is a must-view for investors looking for a high-yield corporate let in a desirable location. Early viewing is highly recommended!

Investment Opportunity:

This property is fully furnished and modernised, ensuring an attractive and hassle-free investment. With an existing corporate let generating £2,300 PCM, this is an ideal opportunity for investors looking for high-yield rental income.

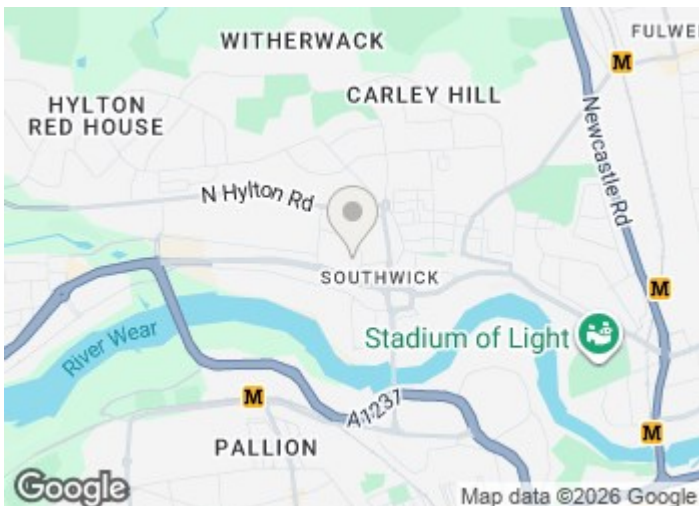
Buyers Premium Fee: £4,000+VAT

Free Property Valuation:

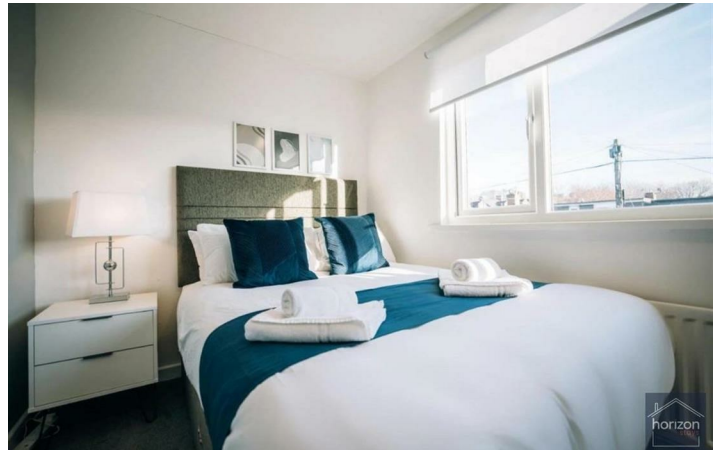
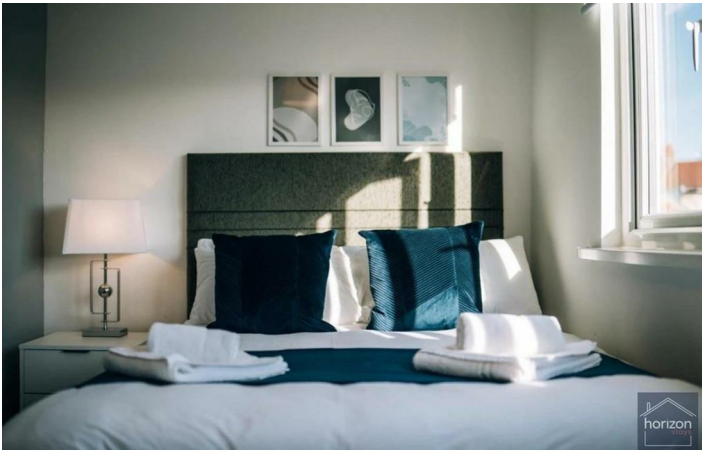
Thinking of selling your property? We offer a free, no-obligation valuation service to help you understand your home's market potential.

Mortgage Advice:

Our independent financial advisors can help arrange mortgages subject to status. Enquire to speak to our advisors!



Directions

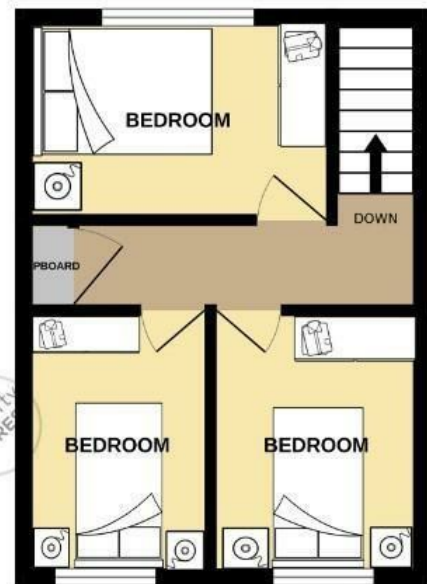


Floor Plan

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1055sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6/2025.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC