



Rawdon Road, Red House, Sunderland, SR5

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HERE TO GET *you* THERE

Rawdon Road, Red House, Sunderland, SR5

Offers In The Region Of £169,950

* 3 BEDROOM * FREEHOLD * TENANTS IN SITU * NO ONWARD CHAIN * DRIVEWAY * GARDEN *

A well-presented three-bedroom semi-detached house in Sunderland, ideally located for access to local schools, everyday amenities and excellent transport links.

The ground floor offers two well-proportioned reception rooms, comprising a spacious living room and a separate dining room with direct access to the rear garden. The property also benefits from a large modern kitchen, a generous utility room and a convenient downstairs WC.

Upstairs, there are three bedrooms, including a master bedroom with built-in wardrobes, a further generous double bedroom and a single third bedroom. A modern family bathroom, complete with bath, completes the first floor.

Externally, the property features a single block-paved driveway to the front, providing off-road parking. To the rear is a substantial garden featuring an artificial lawn and a large decked area, creating an attractive and low-maintenance outdoor space.

The property is currently let to tenants, generating a rental income of £795 per calendar month, making it an appealing opportunity for investors seeking an established rental property.

Located on Rawdon Road, the property is within easy reach of local shops and everyday amenities across north Sunderland. A selection of primary and secondary schools can be found in the surrounding area, while nearby parks and green spaces provide opportunities for walking and recreation.

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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





