



## 2 bed ground floor flat to buy in

Carlisle Terrace, Southwick, Sunderland,  
Tyne and Wear, SR5 2DF

**£25,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ For Sale Via Modern Auction
- ✓ 2 Bedroom Ground Floor Flat
- ✓ Vacant Possession
- ✓ Popular Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Delighted to present for sale via modern auction, this attractively proportioned two-bedroom ground floor flat in the charming neighbourhood of Southwick, Sunderland. An inviting prospect for investors, or those seeking a new project, the property offers vacant possession, allowing for immediate personalisation to suit a new owner's taste.

The flat comprises; reception room, two bedrooms and family bathroom with a enclosed private yard to the rear.

The property resides within Southwick, a vibrant Sunderland neighbourhood known for its sense of community and strong local amenities. Given its practical location within the city of Sunderland, this property promises not only comfort but convenience.

Please note that this property is for sale by the way of auction. Successful bids are subject to an undisclosed reserve price and require a reservation fee to be paid by the buyer.

We invite you to explore this distinct two-bedroom ground floor flat, a residential offering that deftly combines potential, location, and value. Contact Pattinson Estate Agents today to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 960

Price: Starting Bid £25,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

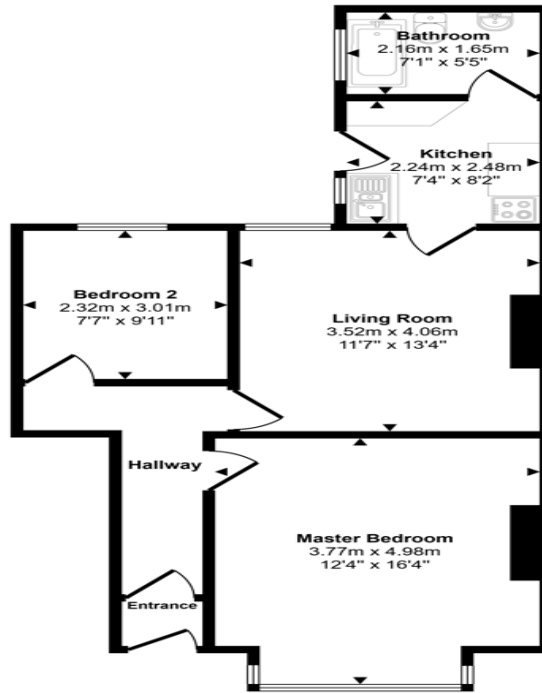
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Approx Gross Internal Area  
57 sq m / 609 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |    | Current                    | Potential |
|---|----|----------------------------|-----------|
| Very energy efficient - lower running costs |    |                            |           |
| (92-100) <b>A</b>                           |    |                            |           |
| (81-91) <b>B</b>                            |    |                            |           |
| (69-80) <b>C</b>                            |    |                            | 74        |
| (55-68) <b>D</b>                            | 66 |                            |           |
| (39-54) <b>E</b>                            |    |                            |           |
| (21-38) <b>F</b>                            |    |                            |           |
| (1-20) <b>G</b>                             |    |                            |           |
| Not energy efficient - higher running costs |    |                            |           |
| <b>England, Scotland &amp; Wales</b>        |    | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

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