



## 2 bed semi-detached house to buy in SR5

Rosemary Road, Sunderland, Tyne and Wear, SR5 5NQ

**£89,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Two Bedroom Semi Detached
- ✓ Tenant in Situ paying £650 pcm
- ✓ Front and Rear Gardens
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

Introducing this charming two-bedroom semi-detached house, ideally located in the vibrant city of Sunderland. Already tenanted at a rate of £650 pcm, this property represents an excellent investment opportunity, offering immediate cash flow.

Smartly presented, this cosy residence boasts one amply-sized bedroom and a neat, functional bathroom. The reception room serves as the heart of the home, providing a warm space in which to relax and entertain.

One of the standout features of this property is its exteriors. With both front and rear gardens.

Perfectly suited for investors, this property offers residential comfort and potential income in equal measure. Don't miss out on this residential sale opportunity in bustling Sunderland.

Please contact us at Pattinson Estate Agents for more details or to arrange a viewing. We look forward to showing you what makes this delightful property special.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £89,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Front Exterior



## Lounge/Diner

3.90m x 3.30m (12'9" x 10'9")



## Additional photo

0.80m x 0.70m (2'7" x 2'3")



## Kitchen

2.90m x 2.60m (9'6" x 8'6")



## Utility Room

## Bedroom 1

3.60m x 2.80m (11'9" x 9'2")



## Bedroom 2

4.60m x 3.00m (15'1" x 9'10")



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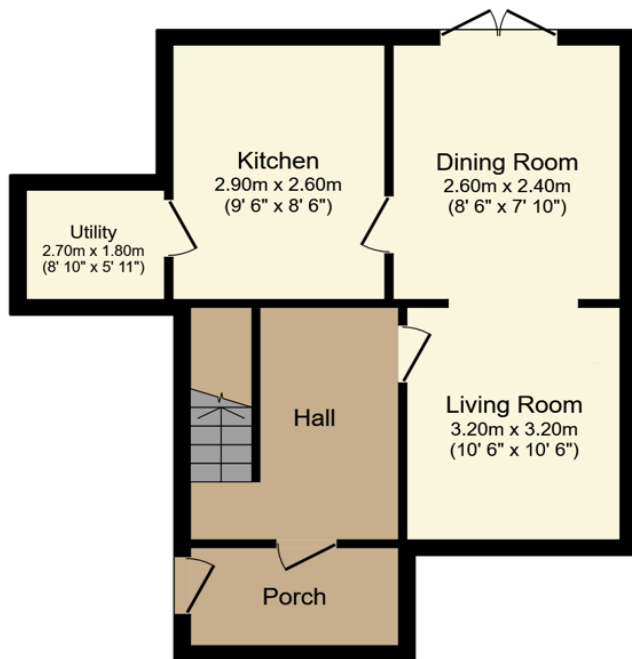
## Bathroom



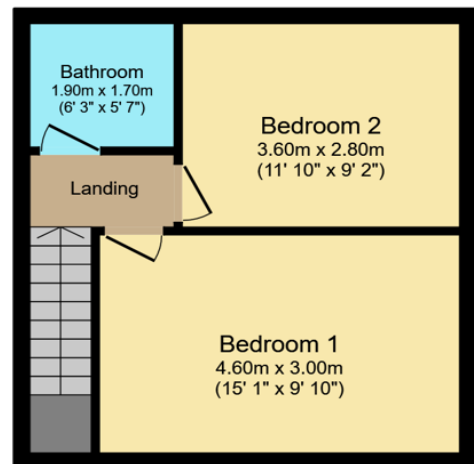
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## Rear Garden





**Ground Floor**  
Floor area 45.5 sq.m. (490 sq.ft.)



**First Floor**  
Floor area 32.9 sq.m. (354 sq.ft.)

**Total floor area: 78.4 sq.m. (844 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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