



3 Bedrooms

Spacious three-bedroom mid-terraced cottage offering an excellent investment opportunity with long-standing tenants in situ currently paying £425 PCM.

The property comprises three double bedrooms, comfortable living accommodation, a fitted kitchen, and family bathroom facilities, making it well suited for continued rental demand.

The property has been maintained throughout the tenancy and provides immediate rental income from completion, ideal for landlords seeking a ready-made investment opportunity.

Being sold via auction, and with reserve and auction fees included, the property produces an attractive average gross yield of approximately 11%. Conveniently located close to local amenities and transport links, this is an excellent opportunity for both new and experienced investors alike.

Cairo Street

Sunderland, Tyne and Wear, SR2

Guide Price:

£35,000

EPC Rating: D



Lounge:

3.78 x 4.27

With carpet flooring, double glazed bay window, fire surround, carpet and storage cupboard

Dining Room:

4.51 x 4.15

With carpet flooring, double glazed bay window, carpet and storage cupboard

Kitchen:

3.28 x 2.55

With a range of wall and base units, electric oven and hob with extractor fan, plumbing for a washing machine, double glazed window and access to rear

Bathroom:

1.99 x 1.85

Panelled bathroom suite, with bath tub, w/c, wash hand basin and radiator

Downstairs Bedroom:

2.54 x 2.74

With carpet flooring, radiator and double glazed window

Bedroom 1:



For additional information and full photo gallery please visit www.holbrookandco.co.uk



6.13 x 2.68

With carpet flooring, radiator, storage cupboard and Velux window

Bedroom 2:

2.26 x 3.40

With carpet flooring, radiator, storage cupboard and Velux window

Material information:

The information below has been provided by the vendor and may not be accurate. Please refer to the property's Buyer Information Pack via IAMSOLD (You can download this on the right hand side of the page) or speak to the Auction Specialist for the most up to date information.

Disclaimer:

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and Holbrook Ltd accepts no liability for their accuracy.

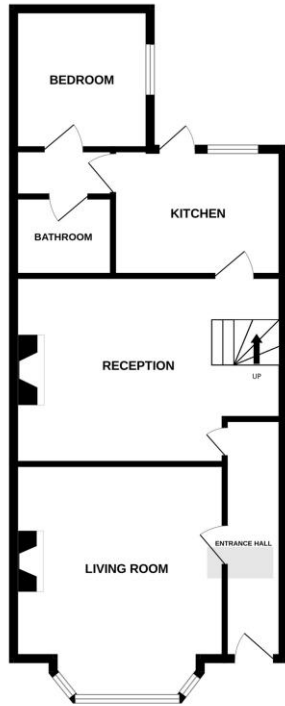


Tenure - Freehold

Viewing - By appointment through Holbrook & Co



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract