



### 3 bed terraced house to buy in

Eden Vale, Sunderland, Tyne and Wear,  
SR2 7NJ

**£90,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 3 or 4 bedroom property
- ✓ Popular residential area
- ✓ Close to city centre
- ✓ EPC Rating D

## Key Information

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

## Description

Currently used as a 4 bedroom HMO with income of £19,250 per annum.

Well presented 3/4 bedroom house depending on the desired configuration.

Briefly comprising; entrance hallway, living room, dining room (or 4th bedroom) and kitchen on the ground floor.

On the first floor are two double bedrooms, a single bedroom and the bathroom.

Externally this property has a rear yard suitable for off street parking.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## Entrance Hallway

Entrance Hallway

Part glazed entrance door, stairs to first floor, central heating radiator

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## Living Room

Living Room

UPVC double glazed bay window. Central heating radiator

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## Dining Room

Dining Room

UPVC double glazed window to rear elevation, central heating radiator

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## Kitchen

Kitchen

Wall and base units with contrasting worktop surfaces, stainless steel sink with drainer, gas hob, electric oven, combination boiler, UPVC double glazed window to side elevation, door to rear yard

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## Bathroom

Bathroom

Low level WC, shower cubicle, wash hand basin with pedestal, UPVC double glazed window, central heating radiator

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## Bedroom 1

Bedroom

UPVC double glazed window to rear elevation, central heating radiator, fitted wardrobes

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## Bedroom 2

Bedroom

UPVC double glazed window to front elevation, central heating radiator, fitted wardrobes

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## Bedroom 3

Bedroom

UPVC double glazed window to front elevation, central heating radiator, storage cupboard

## **Yard**

Yard

Rear yard suitable for off street parking, electric roller shutter gate

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## **Parking - Off street**

Parking - Off street

Via rear yard



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		64	
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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