



## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

To Be Sold Via Auction, Fees Apply.

Rare Investment Opportunity – Pair of Tenanted Flats on Hylton Road, Sunderland

We are delighted to present this exceptional investment opportunity to purchase a pair of tenanted flats, ideally located on the ever-popular Hylton Road in Sunderland. Perfect for landlords looking to expand their portfolio, these properties are already generating immediate income with tenants in situ.

Both flats are well-presented throughout and offer spacious accommodation, making them attractive to long-term renters. The properties benefit from modern kitchens, bright living areas, generously sized bedrooms, and well-maintained bathrooms.

Situated in a highly convenient location, these flats are within close proximity to Sunderland Royal Hospital, the City Centre, and a range of local shops, amenities, and transport links, ensuring strong rental demand.

Flat 1: £498.17

Flat 2: £448.21

All 5 yearly contracts are in place and due to renew May 2026.

This is a rare chance to acquire two tenanted flats in a sought-after area, providing a fantastic yield potential and long-term investment security.

Early viewing is highly recommended to avoid missing out on this unique opportunity.

Council Tax Band: A

Tenure: Freehold


Price: Starting Bid £115,000

Property Type: Pair of Flats

Parking: Off Street

Heating: Air Source Heat Pump



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>	72	72
(55-68) <b>D</b>		
(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 

Hylton Road, Sunderland, Sunderland, Tyne and Wear, SR4 7YE

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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