



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

Living Room

Living Room

UPVC double glazed bay window. Central heating radiator

Dining Room

Dining Room

UPVC double glazed window to rear elevation, central heating radiator

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

Bathroom

Bathroom

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

Bedroom 1

Bedroom

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

Bedroom 2

Bedroom

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

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

100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000

Parking - Off street

Parking - Off street

Via rear yard



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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