



## 1 bed terraced house to buy in

Tower Street West, Sunderland, Tyne and Wear, SR2 8JY

**£37,500** Starting Bid

🏠 x1 🚗 x1 🚻 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Tenanted investment
- ✓ One Bedroom
- ✓ EPC Rating D

## Key Information

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

## Description

An excellent opportunity to acquire a tenanted mid-terrace investment property located on Tower Street West, Sunderland. Offered for sale via auction, this property provides instant rental income from day one, making it an attractive addition to any investment portfolio.

The property is sold with a tenant in situ and is ideally suited to investors seeking a hands-off income-producing asset in a consistently strong rental location.

Well positioned within easy reach of Sunderland city centre, local amenities, schools, and transport routes.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £37,500

Property Type: Terraced House

Parking: Allocated

Heating: Air Source Heat Pump

## External



## Hallway



## Living Room



## Kitchen



## Bedroom 1



## Bathroom




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## 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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