

## 27 Western Hill, SR2 7PH

Six bedroom student house available with en-suite shower rooms as well as an additional family bathroom. The spacious kitchen has recently been extended by the current owner and has plenty of space for a dining area.

Located in Sunderland, the property is situated a stones throw away from Sunderland Universities Campus and Murray Library, as well as a wide range of local amenities, bars and restaurants. Major transport links include Sunderland University Metro station and major bus routes.

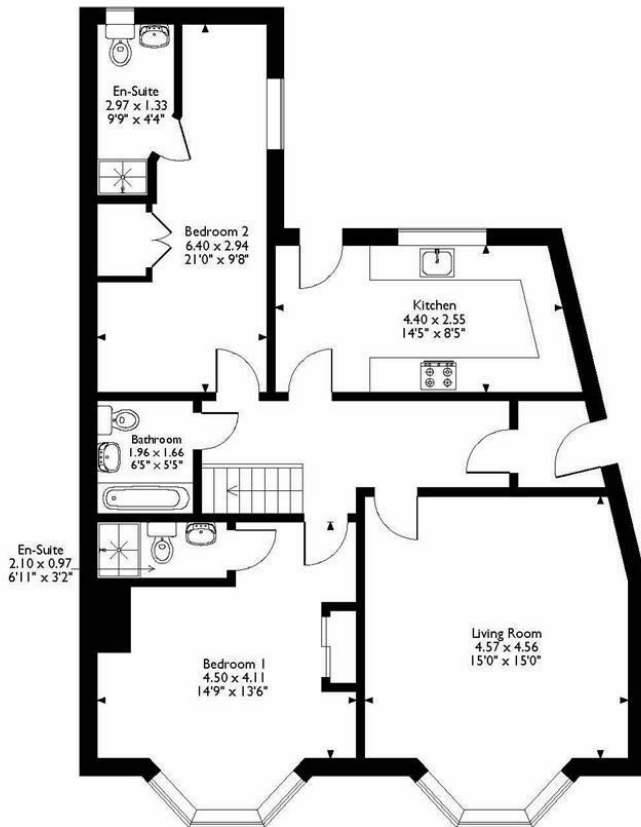
- Investment Opportunity
- £26,700pa Rental Income
- 12.4% Gross Yield
- Tenanted until Summer 2020
- End Terrace House
- Six Bedrooms
- Six En-Suites & Family Bathroom
- EPC Rating D

**£215,000**

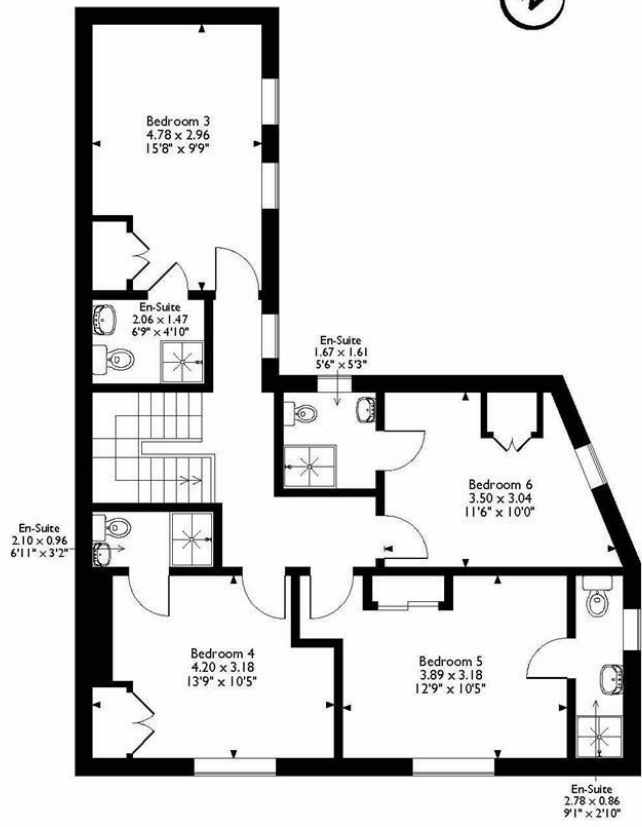
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Western Hill, Sunderland  
Approximate Gross Internal Area  
169Sq M/1814Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

