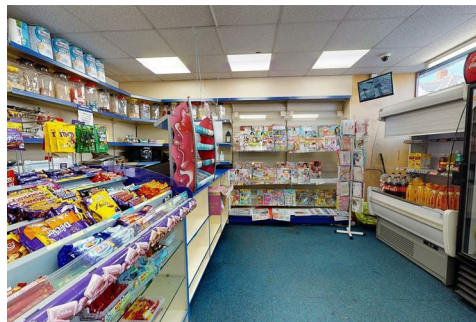




Freehold
investment
opportunity
**CLEVELAND ROAD
SUNDERLAND**

**Starting Bids
£119,950**



Price £120,000

Cleveland Road, SR4 7PU

*****FOR SALE VIA AUCTION***** An interesting freehold investment opportunity offering a flexible development project to create a single home, conversion into a pair of flats or indeed continue its use as a newsagents and off licence. We also feel that the property would be ideally suited to other uses such as coffee shop, hairdressers and a showroom etc.

The property is to be sold via the modern method auction where a buyers premium is applicable and the starting bid is to be set at £120,000.

All details regarding the auction can be found at <https://hanoverauctionhouse.co.uk/>

Cleveland Road, Sunderland, SR4 7PU

Accommodation Comprises

Retail Sales

16'4" x 16'4" (5.0 x 5.0)



Double fronted shop unit with glazed windows

Residential

Ground Floor

Living Room

11'5" x 15'1" (3.5 x 4.6)



Kitchen Breakfasting Room

21'3" x 7'10" (6.5 x 2.4)



First Floor

Bathroom/W.C



Bedroom

14'9" x 11'5" (4.5 x 3.5)



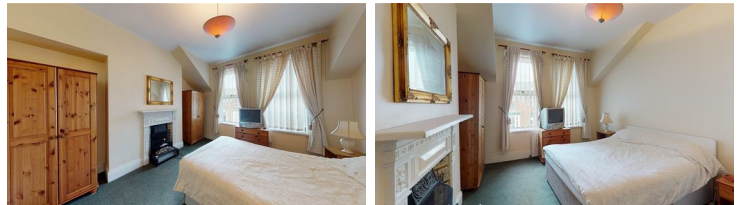
Bedroom

11'9" x 13'1" (3.6 x 4.0)



Bedroom

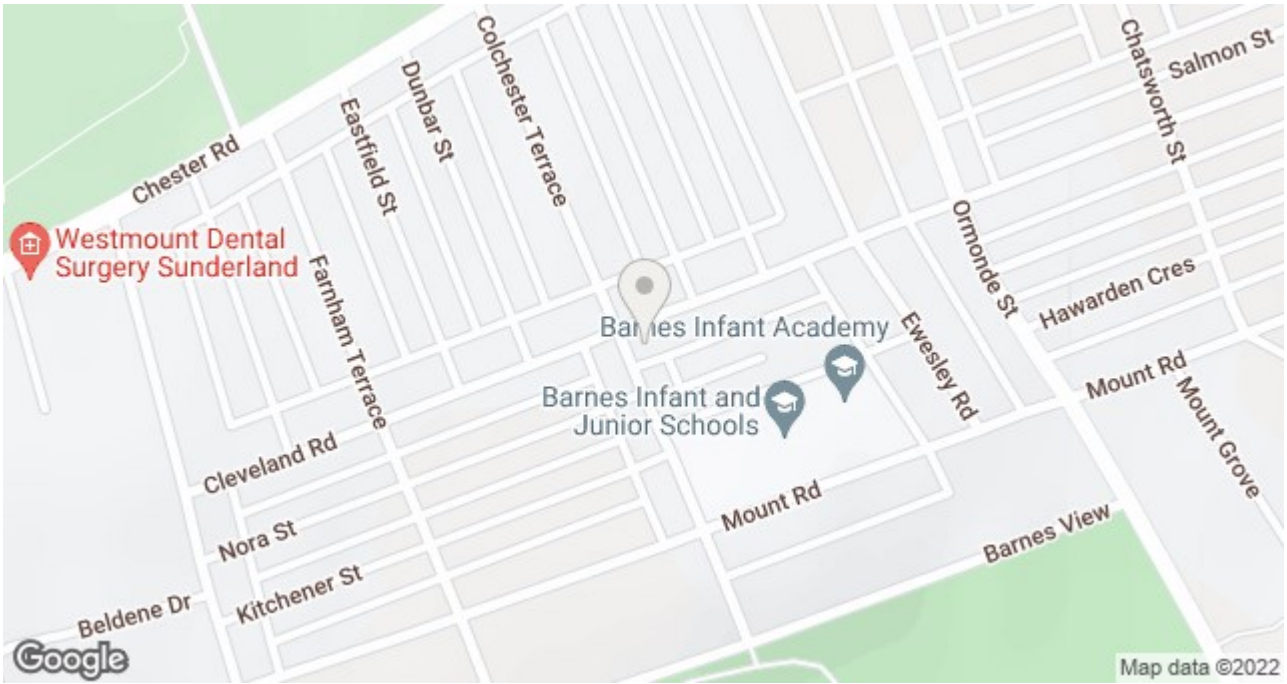
9'6" x 6'2" (2.9 x 1.9)



External

Rear enclosed providing off street parking

Cleveland Road, Sunderland, SR4 7PU



Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	