



## 95 Carley Road

Southwick, Sunderland, SR5 2RP

Guide price £55,000

Guide Price £55,000 +

Moovd Online Property Auctions are pleased to offer For Sale via Option A: Unconditional Online Auction, this refurbished, vacant, two-bedroom ground floor flat on 13th June 2024.

This light and airy ground floor flat, has undergone a full, recent refurbishment throughout and would be a prefect, immediate, BTL investment for any rental investor, looking for a hands-off investment. The potential rent would be in the region of £595 - £650 PCM returning a yield of 12.98% and 14.18% respectively on the advertised Guide Price. The flat can be sold on its own or as a pair, with the upstairs flat.

The spacious layout briefly comprises entrance hall, hallway, with practical understairs storage cupboard leading to both bedrooms, with bedroom one a double, to the front and boasting original features, including high ceilings and with a feature fireplace, bedroom two is a single to the rear and a view over the rear yard. A lounge leads you through to the rear of the property and a fitted kitchen with integrated appliances and a white family bathroom W.C to the rear. Externally is a shared rear yard with roller shutter to rear lane.

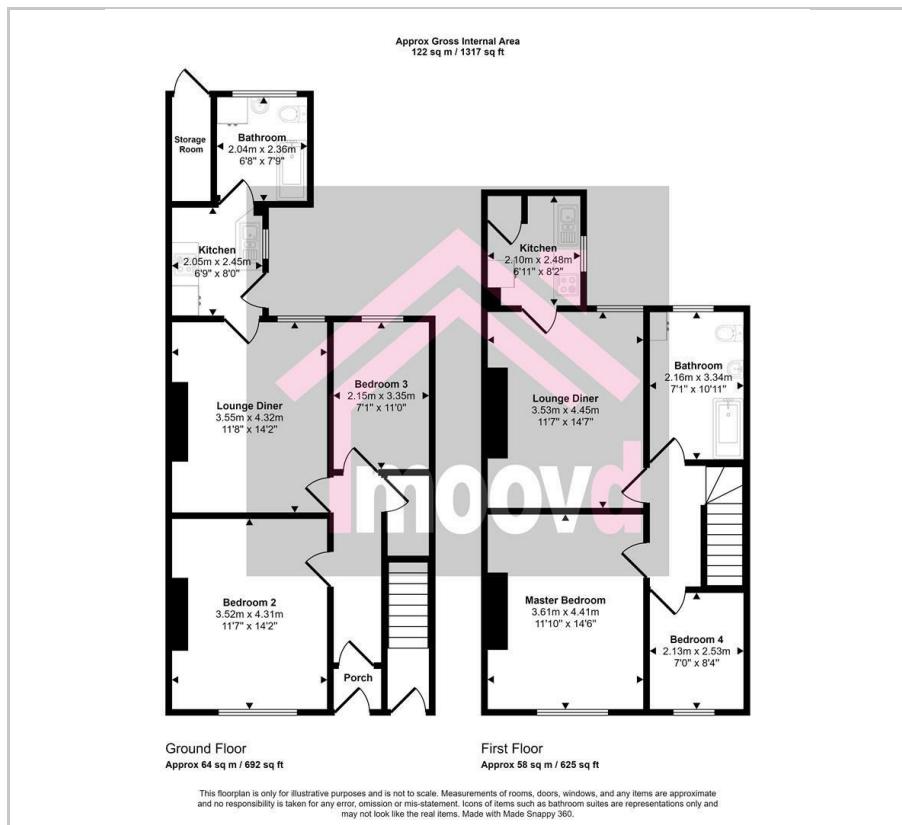
Southwick is located on the outskirts of Sunderland City centre and includes a small front street. Only a short distance away are everyday amenities including a large Sainsburys and excellent road and bus networks in and out of the City centre and around the local area.

An internal viewing is considered a 'must' and strictly by appointment only on this smart property.

- Offered For Sale via Option A - Unconditional Online Auction
- 13th June 2024
- Well presented two bedroom ground floor flat
- Refurbished and vacant possession
- Perfect BTL investment, can be purchased as a pair
- INTERESTED? VIEW ME



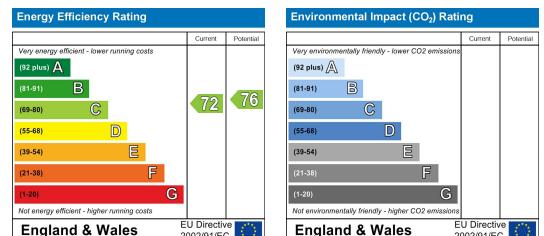
# Floor Plan



# Area Map



# Energy Efficiency Graph



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