



For Sale

Residential Investment

34 Mafeking Street
Pallion
Sunderland
SR4 6NE

- Well-presented terraced dormer cottage
- 3 bedrooms
- Gas centrally heated with UPVC windows/doors
- Let on AST
- Long term tenant since 1996
- Gross rental income **£5,710 pa (£475.83 pcm)**

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Mafeking Street is located within immediate walking distance of a number of amenities including Sunderland Royal Hospital and conveniently placed for Pallion shopping area.

Description

The property comprises mid terraced cottage of brick and slate construction with single story extension and yard to the rear and front and rear dormers. The property benefits from gas central heating and UPVC double glazing.

Accommodation

Ground Floor

Entrance Hall
Bedroom 1 (Front)
Living Room (Rear)
Kitchen
WC

First Floor

Bedroom 2 (Front)
Bedroom 3 (Rear)
Bathroom

Externally

Yard to rear

Tenure

We are advised the property is held Freehold and is to be sold subject to an AST. The current tenant has been in occupation for over 20 years. We are advised that the annual rent is £5710.

Asking Price

Offers invited in the region of **£90,000 (Ninety thousand pounds)**.

Viewing

Strictly by appointment with sole agents Under no circumstances should viewing access be requested by directly approaching the tenant.

Contact –**Alexa Reavley or Mario Jaconelli**

- alexa@lofthouseandpartners.co.uk
- mario@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Each party will be responsible for their own Legal Fees incurred in the transaction.

Council Tax Band A.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref C4024 **EPC** Energy Rating D

Agents Note

We are instructed to sell the property on behalf of the LPA Receivers.