



To Let

Residential Investment

7 Wear View
South Hylton
Sunderland
SR4 0RF

- Well-presented semi-detached house
- 3 Bedrooms
- Gas centrally heated
- Let on AST
- Long term tenant since 1997
- Gross rental income **£4368 pa (£364 pcm)**

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

Location

Wear View is located within immediate walking distance of a number of amenities including South Hylton Metro and the nearby South Hylton shopping area.

Description

The property comprises semidetached dwelling of brick and tile construction with a rear extension added in the mid 90's. The property benefits from gas central heating and with a driveway to the front and garden to the rear.

Accommodation

Ground Floor

Entrance Porch
Entrance Hall
Living Room (Front)
Dining Room (Rear)
Kitchen
WC

First Floor

Bedroom 1 (Front)
Bedroom 2 (Rear)
Bedroom 3 (Rear)
Bathroom

Externally

Drive and garden to front with garden 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 **£4368 pa (£364 pcm)**

Asking Price

Offers invited in the region of **£110,000 (One hundred and ten 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

Figures quoted exclude VAT where chargeable.

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 C4023

EPC To be provided

Agents Note

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

