



### 3 bed semi-detached house to buy in SR3

Dene Street, New Silksworth, Sunderland, Tyne and Wear, SR3 1BZ

**£59,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Non-standard construction
- ✓ 3 Bedroom family home
- ✓ Easy access to city centre and A19
- ✓ Tenanted at £725 PCM
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

For sale via online auction (\*\*fees apply\*\*).

Offered by Pattinson estate agents, this property is an ideal addition to any investor's portfolio, with the added benefit of sitting tenants currently paying £725 per calendar month.

Nestled in a pleasant and established community, the property boasts exceptional convenience to a range of local amenities, including shops, supermarkets, and leisure facilities. Residents will appreciate the easy access to reputable schools, sports centres, and well-served public transport links. For those needing to commute, the nearby A19 provides seamless connections throughout the North East, while Sunderland City Centre is just a short drive away, ensuring everything you need is close at hand.

### Property Layout

On arrival, you are greeted by a private driveway offering off-street parking and gardens both at the front and rear, providing ample outdoor space for relaxation or entertaining.

Inside, the accommodation briefly comprises:

- Living Room – A spacious and inviting area ideal for everyday family life and entertaining guests.
- Dining Room – Perfect for family meals or more formal occasions.
- Kitchen – Well-appointed, with plenty of storage and workspace, catering to the needs of modern living.

Upstairs, the first floor offers:

- Three Bedrooms – Versatile spaces for family, guests, or home office requirements.
- Bathroom – A contemporary suite suitable for busy households.

## External Features

- Front and Rear Gardens – Well-maintained, offering outdoor enjoyment through the changing seasons.
- Driveway – Generous parking for residents and visitors.

## Investment Potential

This property is currently tenanted, with occupants paying £725 PCM, providing immediate rental income. As a ready-made investment, it is perfectly suited to both seasoned landlords seeking to expand their portfolios and new investors entering the market. The property's location and tenant situation offer excellent long-term prospects.

## How to Enquire

For further information or to arrange a viewing, please contact our Sunderland office. Don't miss this outstanding opportunity to secure a solid investment in a desirable Sunderland neighbourhood.

Council Tax Band: A

Tenure: Freehold

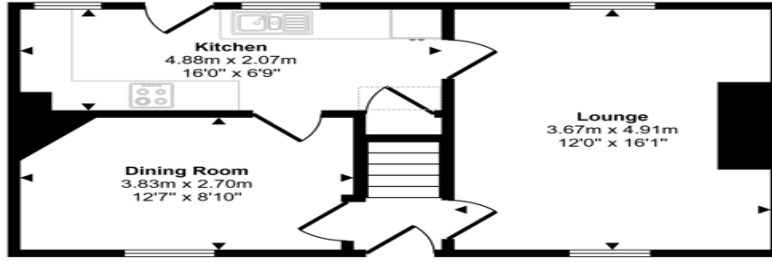
Price: Starting Bid £59,000

Property Type: Semi-detached house

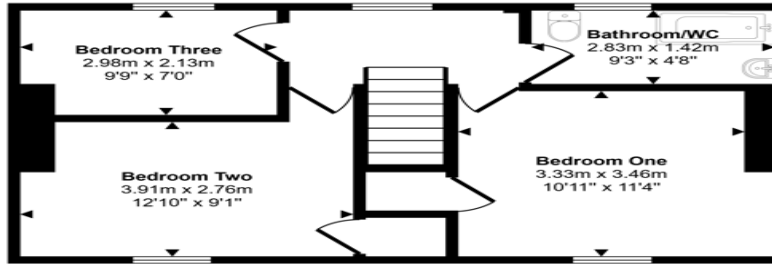
Parking: Driveway

Heating: Gas

Approx Gross Internal Area  
87 sq m / 939 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft



First Floor  
Approx 44 sq m / 478 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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