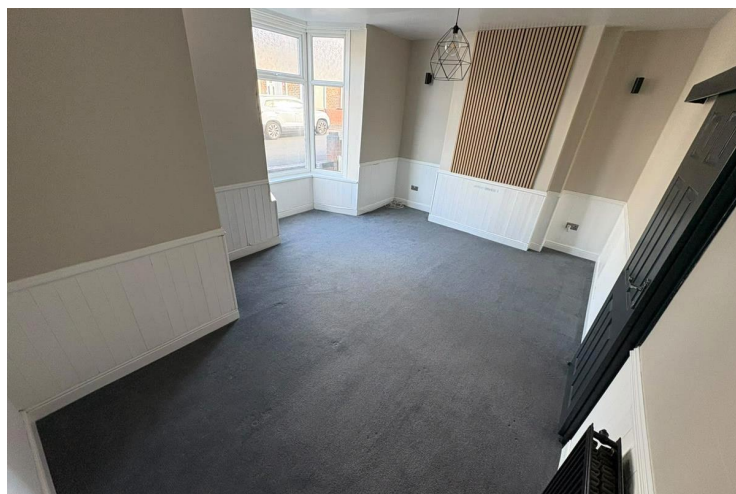
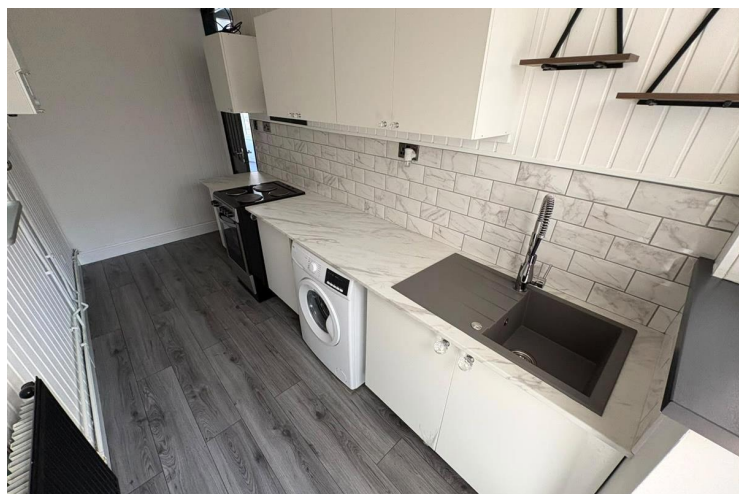




Stratfield Street, Pallion, Sunderland, SR4

OIRO £55,000 Freehold

One-Bedroom Bungalow | Approx. 11% Potential Gross Yield | Potential Rent of £525 PCM | Buy to Let Investment Potential | Rental Demand | Conservatory | Convenient Sunderland Location

One Bedroom Bungalow | Close to Sunderland City Centre | Investment Potential | Enclosed Rear Yard | Conservatory | On-Street Parking |

0191 491 0344

help@nguhomes.co.uk

NGU Homes are pleased to bring to the market this one-bedroom bungalow on Stratfield Street, Sunderland, SR4, offering an attractive buy-to-let opportunity for investors. Once presented to the appropriate rental-market standard, the property's single-storey accommodation, manageable layout and additional conservatory could attract strong interest from tenants seeking a practical, low-maintenance home. Its convenient Sunderland location further supports its long-term rental prospects, making it a strong option for landlords seeking a property with sustainable tenant appeal and the potential for consistent occupancy.

Excellent Investment Potential:

Subject to its condition and being presented to the appropriate market standard, the property is expected to achieve a rental income of approximately £525 per calendar month. Based on the current asking price, this would generate a potential gross rental yield of approximately 11%.

With its manageable one-bedroom layout, single-storey accommodation and convenient Sunderland location, the property has the potential to appeal to a broad rental market.

Convenient Sunderland Location:

The property is well placed for local amenities, with Sunderland city centre just a 6 to 7 minute drive away, offering a wide range of shops, dining and leisure facilities. Sunderland Royal Hospital is approximately a 3 minute drive, while the Bridges Shopping Centre is around a 6 minute drive. The property also benefits from good road links via the A19, making this a well connected base for commuting across the wider Wearside and North East area.

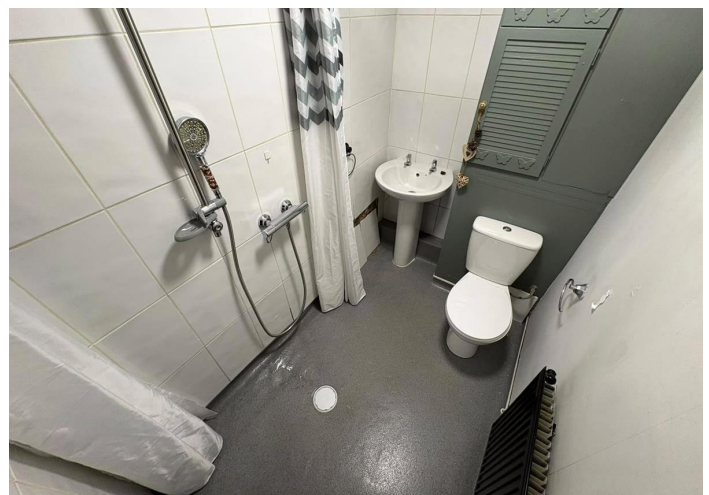
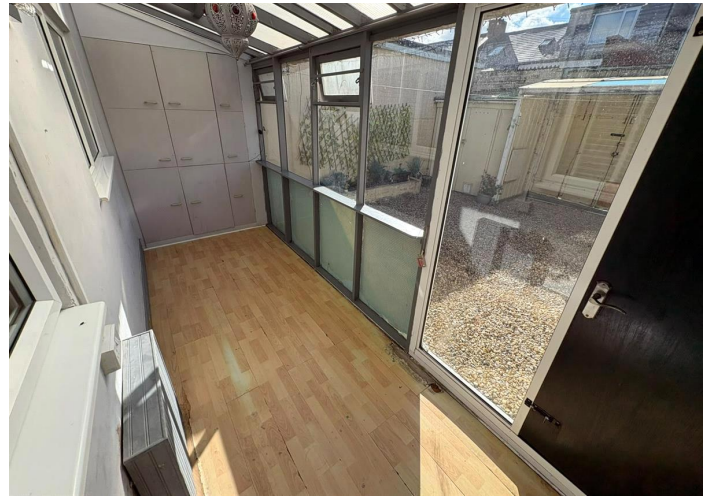
Conservatory and additional storage:

The property benefits from a small conservatory to the rear, offering a handy extra space, along with further outbuildings providing valuable additional storage, a useful addition rarely found with properties of this size.

Upon entering, you are welcomed into a bright bay fronted living room, finished with neutral décor and carpeted flooring throughout, creating a comfortable and inviting space to relax.

The kitchen is fitted with a range of white wall and base units, complemented by contrasting worktops and stylish marble effect tiled splashbacks. There is a freestanding electric cooker and space for a freestanding washing machine, offering a practical and functional layout ready to use from day one.

To the rear, the property benefits from a small conservatory, offering useful extra space and access out to the rear yard, along with fitted storage cupboards.

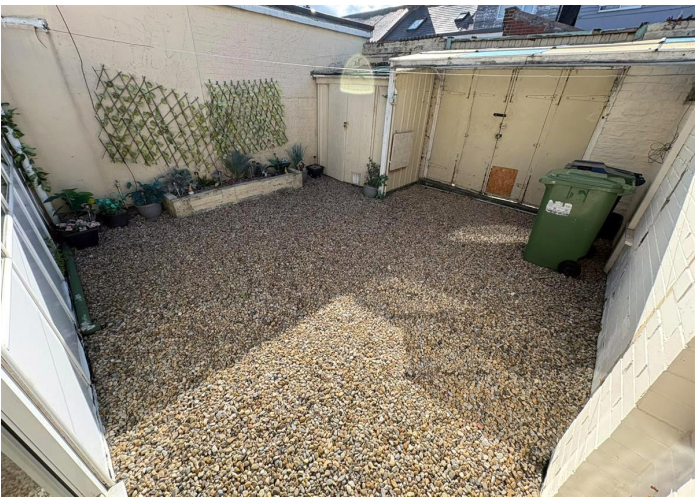


The property offers one well proportioned bedroom, finished with carpeted flooring and feature wallpaper, along with a built in wardrobe providing handy storage.

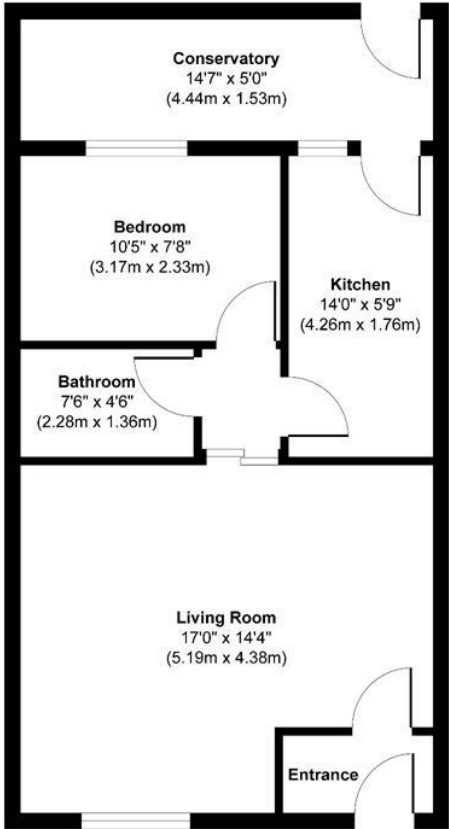
The bathroom comprises a shower, pedestal wash basin and WC, finished with part tiled walls.

Externally, the property benefits from a low maintenance rear yard, along with useful outbuildings for additional storage.

- Council Tax Band: A (Sunderland City Council)
- Tenure: Freehold
- Parking options: On Street
- Garden details: Private Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains



Stratfield Street, Sunderland, SR4



Floor Plan

Approx. Gross Internal Floor Area 558 sq. ft / 51.90 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.