



## 2 bed upper flat to buy in SR6

Gladstone Street, Sunderland,  
Sunderland, Tyne and Wear, SR6 0HZ

# £65,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ Tenanted Investment 595pcm
- ✓ Two Bedroom Upper Flat
- ✓ Close to Sea Front
- ✓ Private Rear Yard
- ✓ EPC Rating E

On Street parking

## Key Information

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

## Description

Sold as a TENANTED INVESTMENT at 595pcm.

LEASE 999 YEARS

Keith Pattinson Estate Agents are pleased to welcome to the market this two bedroom flat on Gladstone Street, Roker. This property is well presented and spacious, also benefits from a private yard. The property briefly comprises of; stairway to hallway, kitchen, lounge and two bedrooms. Of the lounge a hallway leading to a family bathroom. Situated in a great location close to Sunderland's beautiful coastline, within walking distance to local amenities, close to Sea Road shopping centre, schools and transport links.

Early viewing is recommended to avoid disappointment, please contact Pattinson Sunderland on 0191 5143929 or [sunderland@pattinson.co.uk](mailto:sunderland@pattinson.co.uk).

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Price: £65,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## External Front



## Lounge

Carpet to flooring, double glazed window.



## Kitchen

Wood laminate flooring, base and wall units, double glazed window.



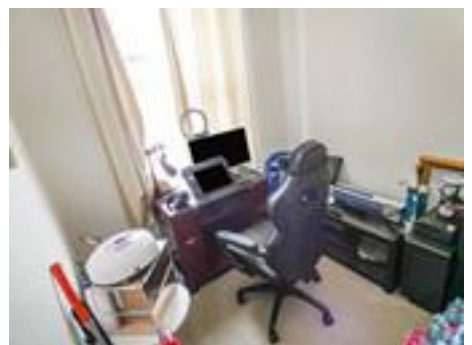
## Bedroom One

Carpet to floor, double glazed window, door leading to bathroom and door leading to stairs to yard.



## Bedroom Two

Carpet to floor, double glazed window, door leading to hallway.



## Bathroom

Three piece bathroom suite, bath with overhead shower, sink, toilet.  
Double glazed window.



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## External Rear

Private rear yard.





### Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	52	
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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