



**Westburn Terrace
Sunderland
Tyne and Wear
SR6 9RB**

Offers in Excess of £82,000

bettermove

Westburn Terrace

Sunderland

Bettermove are pleased to welcome to the market this charming two bedroom ground floor flat in Roker, available with no forward chain.

The property is tenanted and will be sold with tenants in situ - rental yields can be obtained through Bettermove.

This is a leasehold property with approximately 80 years remaining on the lease; exact length to be confirmed by the vendor - we have also been advised that there is no ground rent or service charge payable.

The interior of this well-presented property consists of a spacious living room, separate fitted kitchen, two bedrooms and family bathroom. The exterior boasts an enclosed garden to the rear with patio.

Situated in the sought after area of Roker, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport connections can be found from the A1018, A1290, Seaburn and Stadium of Light Metro stations as well as Sunderland railway station.

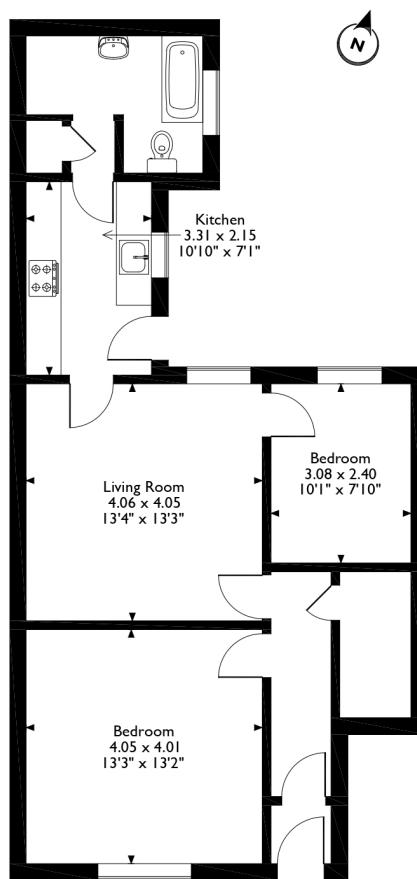
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		92
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	39	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk