



## 5 bed terraced house to buy in

Peel Street, Sunderland, Tyne and Wear,  
SR2 8ED

**£75,000** Starting Bid

 x 5  x 2  x 2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ CASH BUYERS ONLY
- ✓ For sale via online auction
- ✓ Substantial 5 bedroom property
- ✓ Huge potential
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

**\*\* CASH PURCHASE ONLY \*\* PLEASE MAKE FINANCIAL ENQUIRIES BEFORE BIDDING \*\***

Pattinson Estate Agents are delighted to present this substantial terraced property, perfectly positioned in the highly sought-after SR2 postcode of Sunderland. This is a prime opportunity for buyers looking to acquire a significant period home with vast "value-add" potential.

### The Opportunity

Exceeding the dimensions of a standard terrace, this expansive residence offers significant internal volume and versatility. While currently arranged as a substantial single dwelling, the property's proportions and layout reflect its historic multi-occupancy residential use. This presents a compelling opportunity for a new owner to explore the potential for returning the building to a high-capacity investment, subject to the necessary planning investigations regarding its historic certificate of lawful use.

### Key Highlights:

**Immediate Potential:** Currently generating £700 PCM (£8,400 per annum) with a tenant in situ, providing a steady income stream from day one.

**Substantial Footprint:** An impressive layout featuring 5 spacious bedrooms, 2 reception rooms, and 2 bathrooms, offering the scale and character typical of this prestigious area.

**Modernisation Project:** The property is subject to a Sunderland Council Improvement Order. This offers a clear blueprint for refurbishment, allowing a new owner to renovate to their own taste, add significant capital value, and create a truly standout residence.

**Prime Location:** Situated in the heart of SR2, an area consistently in high demand due to its proximity to local parks, transport links, and Sunderland city centre.

### Why Choose This Property?

Whether you are looking to restore a large traditional terrace to its former glory or execute a modern refurbishment to maximise its rental potential, this property offers a rare "blank canvas" for those with a vision for growth and design.

#### Viewings & Legal Pack

Due to the scale of the building and its excellent location, we anticipate strong interest. We recommend an immediate viewing to appreciate the internal proportions and an early download of the legal pack to prepare for the auction.

Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Dining Room



## Kitchen



## Bedroom 1



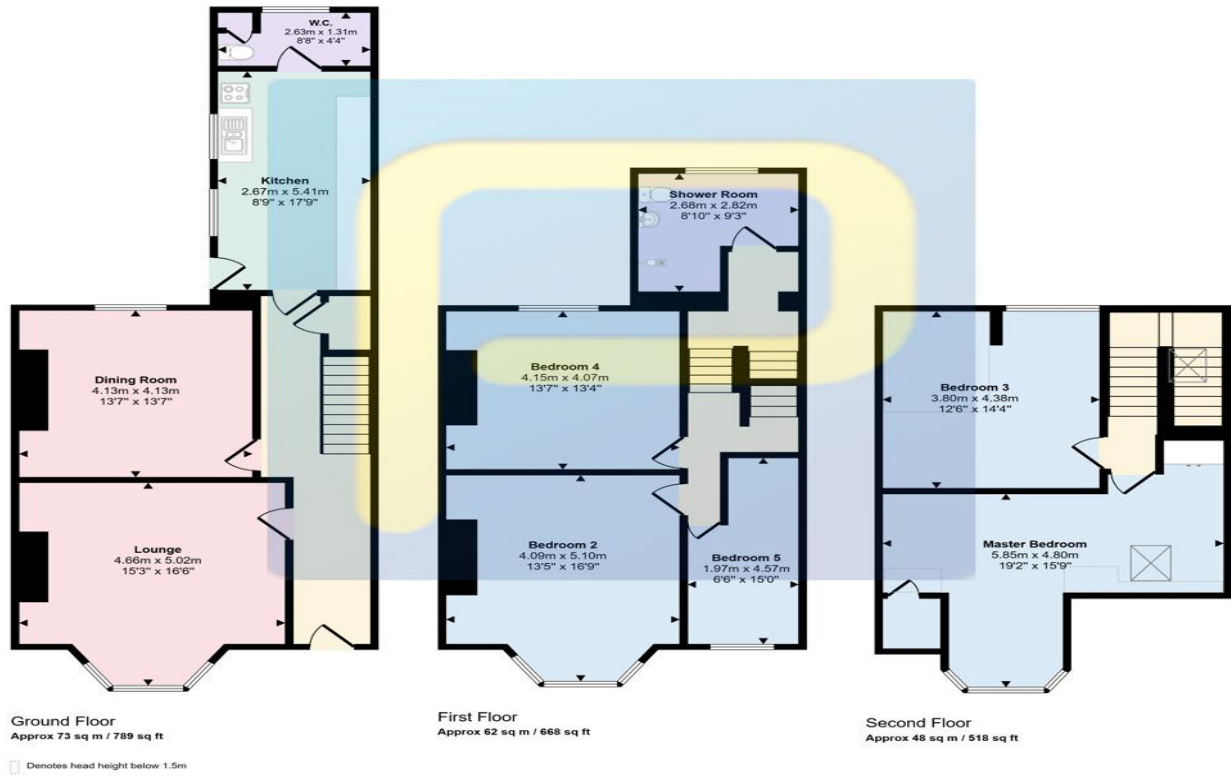
## Bedroom 2



## Bedroom 3



Approx Gross Internal Area  
164 sq m / 1976 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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