



## 3 bed semi-detached house to buy in SR4

Moorland Square, Pallion, Sunderland, Tyne and Wear, SR4 6AJ

# £110,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Share Of Leasehold**

Allocated parking

## Property features

- ✓ 3 bedroom semi-detached
- ✓ 25% Ownership
- ✓ Popular location
- ✓ Huge potential
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\* This can be bought as a 25% share of ownership \*\*\*additional rental charge will then be due of £105.98p payable weekly\*\*\*

Pattinson estate agents are pleased to offer this delightful three-bedroom, semi-detached family home situated in the sought-after Pallion Park area of Sunderland. Offered as either 100% ownership, or a 25% shared ownership at £24,950, with vacant possession. It presents an excellent and affordable opportunity for first-time buyers and families wishing to relocate.

### Key Features

- Potential of 25% share of ownership, with a weekly rental charge of £105.98 payable to the majority (75%) shareholder
- Vacant possession – ready to move in
- Spacious living areas and well-appointed kitchen
- Three bedrooms, including a generous second-floor room
- Office/nursery room, ideal for flexible family needs
- Large private lawned gardens to both rear and side
- Allocated car parking space
- Excellent access to Sunderland centre and the North East region via road and public transport
- Proximity to local amenities, shopping, and reputable education facilities

### Accommodation Details

- Ground Floor: Welcoming entrance hall, well-appointed kitchen, large living area, downstairs W/C
- First Floor: Two generous bedrooms, office/nursery room, and family bathroom
- Second Floor: Spacious additional bedroom

#### Shared Ownership and Rental Terms

- If purchasers decide to take 25% of the property, the remaining 75% will be held by a majority shareholder
- Weekly rental charge: £105.98, payable to the majority shareholder in this instance
- New owners must then meet certain criteria and be approved by the majority shareholder, who will assess affordability

#### Suitability

This property is ideally suited for:

- First-time buyers, and those seeking a cost-effective route onto the property ladder
- Families looking for flexible living space and access to good schools and amenities

#### Additional Information

Please note that the property would benefit from some decorative improvements, allowing new owners to add their personal touch.

For further details or to arrange a viewing, please contact the Sunderland team at Pattinson estate agents.

Council Tax Band: B

Tenure: Share Of Leasehold

Length of Lease: 107

Annual Service Charge Amount: £5,510.00

Service Charge Review Period: Yearly

Shared Ownership Percentage: 25

Price: £110,000

Property Type: Semi-detached house

Parking: Allocated

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



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## Kitchen



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## Bedroom 1



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## Bedroom 2



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## Bedroom 3



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## Nursery/office



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## Family Bathroom

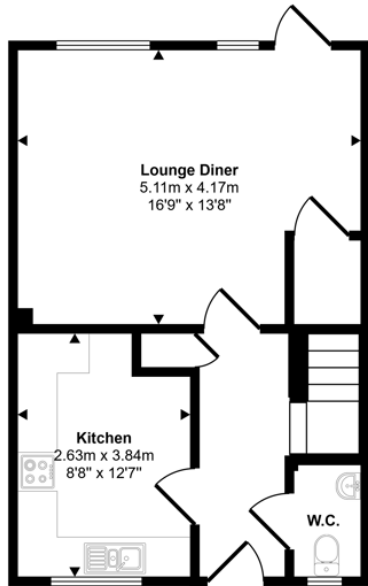


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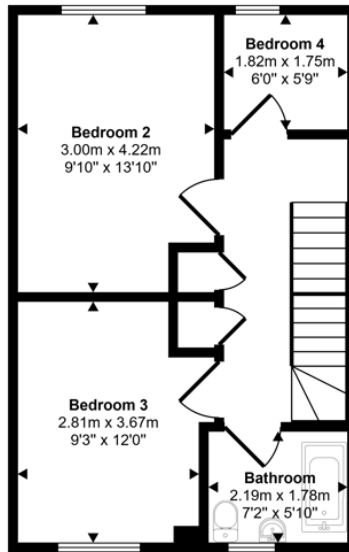
## Downstairs W/C



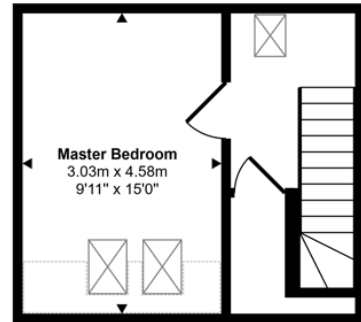
Approx Gross Internal Area  
105 sq m / 1135 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 41 sq m / 440 sq ft



Second Floor  
Approx 23 sq m / 250 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>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(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:

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

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