



## 2 bed cottage to buy in SR5

James Street, Southwick, Sunderland, Tyne and Wear, SR5 2DH

**£64,950**

🛏 x 2 🚿 x 1 🚻 x 1

Tenure

**Freehold**

## Property features

- ✓ 2 bedroom cottage property
- ✓ Popular location
- ✓ Very well presented
- ✓ no upward chain
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to present this attractive 2-bedroom cottage, nestled in the ever-popular Southwick area of Sunderland.

Ideally positioned for local amenities, shopping, and respected schools, the property is just a short distance from Sunderland city centre, offering excellent transport links across the North East via bus, rail, and metro.

### Location Highlights

The cottage boasts convenient access to Sunderland University campuses, and is close to major employers such as Nissan and Amazon. The Sunderland Stadium of Light is also nearby, adding to the appeal of this vibrant location.

### Property Description

Deceptively spacious, this charming home sits within a thriving community. Inside, the entrance hall leads to a comfortable living room, followed by two generously sized bedrooms. A modern kitchen and a family bathroom complete the interior layout. Outside, a large rear yard includes an outhouse, which features a pantry/utility space alongside a small workshop for added versatility.

### Key Features & Suitability

Well-presented throughout, the property offers spacious living accommodation and practical extras such as the outhouse with utility and workshop areas. Its location and features make it ideal for first-time buyers, growing families, or investors looking to expand or start a portfolio.

### Contact Us

For further details or to arrange a viewing, please contact our Sunderland team at Pattinson Estate Agents. We look forward to helping you find your perfect new home.

Council Tax Band: A

Tenure: Freehold

Price: £64,950

Property Type: Cottage

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Living Room



## Kitchen



## Bedroom 1




## Bedroom 2



## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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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