



### 3 bed terraced house to buy in

Somerset Cottages, Sunderland, Tyne and Wear, SR3 1BX

**£69,950**

 x 3  x 1  x 1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ 3 bedroom terraced house
- ✓ Popular location
- ✓ Vacant possession
- ✓ Ideal for first time buyers and Investors
- ✓ 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

Pattinson Estate Agents are delighted to present to the market this charming Three-bedroom mid-terrace cottage, perfectly situated in the highly popular area of New Silksworth, Sunderland (SR3 1BX).

This property represents an exceptional opportunity for first-time buyers looking for an affordable step onto the ladder, as well as savvy investors seeking a robust addition to their portfolio in an area of high rental demand.

Key Features:

Three Spacious Bedrooms: Well-proportioned living accommodation

Versatile upper room: Adjoining an upper room, a rare multi-use room for added convenience

Popular Location: Situated within easy reach of local amenities, including supermarkets, cafes, and the Silksworth Sports Complex.

Excellent Connectivity: Convenient access to Sunderland City Centre, the A19, and major employers like Nissan and Doxford International Business Park.

Outdoor Space: Benefits from a garden to the front and a functional yard to the rear, offering off street parking

Investment Potential: With an EPC Rating of D, the property offers strong yield potential for buy-to-let landlords.

Accommodation Details:

The internal layout briefly comprises a welcoming entrance hallway, a bright and airy lounge, master bedroom, a fitted kitchen, and a family bathroom. The two upper bedrooms provide comfortable living space, with the property maintaining a neutral finish throughout.

Offered with no upper chain and vacant possession, early viewing is highly recommended to fully appreciate the potential on offer.

To arrange your viewing, please contact our Sunderland Branch today.

Council Tax Band: A

Tenure: Freehold

Price: £69,950

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



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## Kitchen



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## Bedroom 1



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## Bedroom 2



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## Bedroom 3



## Nursery/office/Dressing room

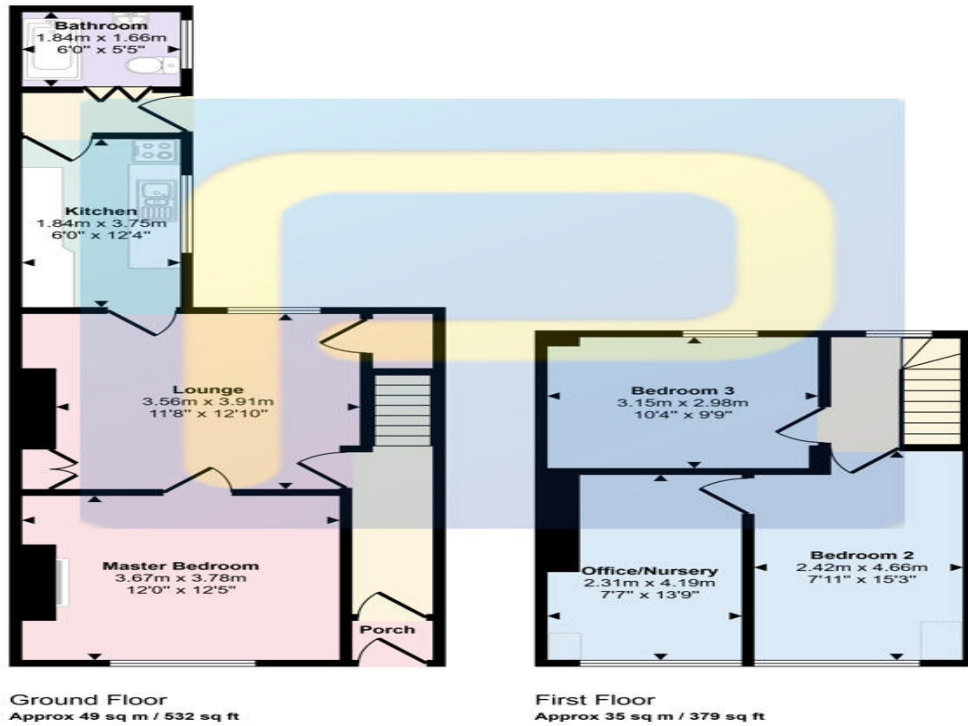


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## Bathroom



Approx Gross Internal Area  
85 sq m / 911 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(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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