



## 2 bed upper flat to buy in SR3

Montford Close, Sunderland, Tyne and Wear, SR3 2RL

# £70,000

🏠 x2 🚗 x1 🚗 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ 2 bedroom upper flat
- ✓ Popular location
- ✓ detached garage
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 bring to the market this well-presented first-floor apartment, situated in a quiet cul-de-sac in the popular Moorside area of Sunderland.

This property represents an outstanding opportunity for first-time buyers looking to step onto the ladder or investors seeking a high-demand rental asset.

Key Features:

**Investment Potential:** Located near Doxford International Business Park, ensuring strong local rental demand from working professionals.

**Spacious Living:** Includes a generous open-plan living and dining area at the front of the property, providing a versatile space for relaxation or entertaining.

**Two Double Bedrooms:** Both bedrooms offer ample space, with Bedroom One featuring a built-in cupboard for extra storage.

**Prime Location:** Excellent transport links via the A19 and proximity to local amenities in the SR3 postcode.

**Ready to Move In:** The property is well-maintained throughout, featuring a modern three-piece bathroom and a functional kitchen with space for essential appliances.

Property Composition:

**Entrance Hallway:** Leading to all main living areas.

**Living/Dining Room:** Large double-glazed window to the front elevation, flooding the room with natural light.

**Kitchen:** Situated at the rear, with dedicated space for a fridge/freezer, washing machine, and hob/oven.

Bathroom: A contemporary three-piece suite.

Parking: A convenient detached garage is included

External: Positioned in a quiet residential estate with easy access to green spaces.

Council Tax Band: A

Tenure: Leasehold

Next Steps to Secure This Property:

Book a Viewing: Contact the Pattinson Sunderland Branch at to arrange an early inspection, as high interest is anticipated.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 43

Price: £70,000

Property Type: Upper Flat

Parking: Garage

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



## Kitchen



## Bedroom 1



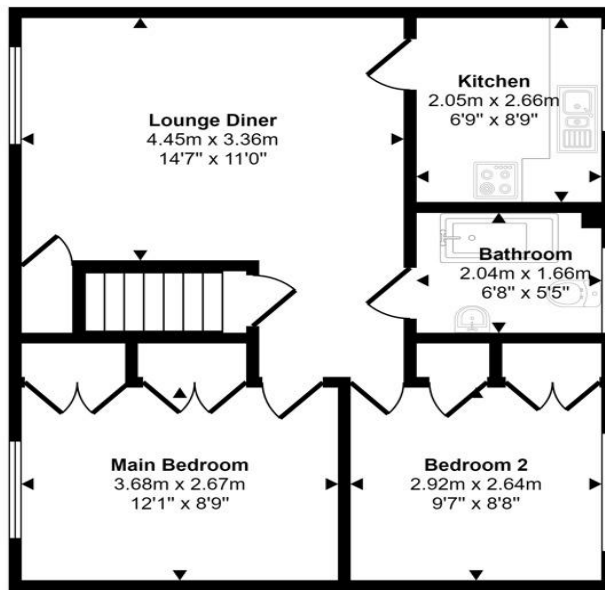
## Bedroom 2



## Bathroom



Approx Gross Internal Area  
52 sq m / 565 sq ft



Floorplan

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>	72	77
(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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