



## 2 bed lower flat to buy in SR6

Brandling Street, Sunderland, Tyne and Wear, SR6 0LN

# £85,000

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ No Onward Chain
- ✓ Ground Floor Flat
- ✓ Enclosed Yard
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents is delighted to present to the market this two-bedroom flat located on Brandling Street, Sunderland. Situated in the popular St Peter's area of Roker, this property offers a fantastic opportunity for first-time buyers or investors looking to expand their portfolio in a high-demand rental area.

### Property Highlights

**Prime Coastal Location:** Perfectly positioned within walking distance of the scenic Roker Seafront, offering easy access to local beaches, cafes, and restaurants.

**Investment Potential:** The area is known for exceptional rental demand, with similar properties in the street generating consistent interest from tenants.

**Spacious Living:** This period flat features approximately 564 sq ft of internal living space, including two well-proportioned bedrooms and a separate reception room.

**Convenient Amenities:** Ideally located close to Sea Road shopping centre, local reputable schools, and excellent public transport links to Sunderland City Centre.

### Accommodation Briefly Comprises

**Entrance:** Private entrance with hallway leading to main living areas.

**Lounge:** A welcoming reception room featuring a neutral finish and ample natural light.

**Kitchen:** Fitted with a range of wall and base units and space for essential appliances.

**Bedrooms:** Two bedrooms, including a generous master and a flexible second bedroom.

**Outdoor Space:** Access to a private or shared rear yard, providing useful outdoor space.

Early viewing is essential to appreciate the potential and location of this property. To arrange your appointment, please contact the Pattinson Sunderland Branch

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 970

Annual Ground Rent Amount: £15.00

Price: £85,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## External Front



## Lounge

3.61m x 3.74m (11'10" x 12'3")



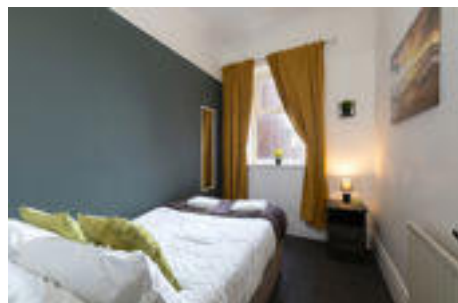
## Bedroom 1

3.97m x 3.76m (13'0" x 12'4")



## Bedroom 2

2.64m x 2.02m (8'7" x 6'7")



## Kitchen

3.26m x 1.82m (10'8" x 5'11")

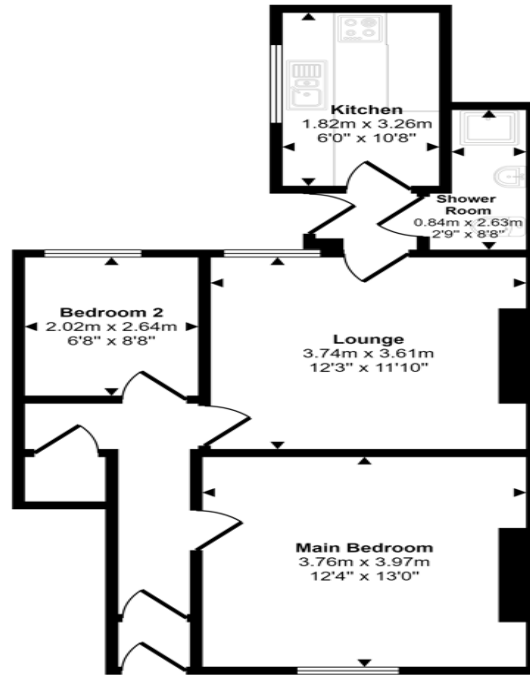


## Shower Room

2.63m x 0.84m (8'7" x 2'9")



Approx Gross Internal Area  
52 sq m / 564 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>			75
(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	

Brandling Street, Sunderland, Tyne and Wear, SR6 0LN

Contact your local branch today for more information on this property:

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

