



3 bed cottage to buy in SR4

John Candlish Road, Sunderland, Tyne and Wear, SR4 6HD

£70,000

 x 3  x 1  x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ 2 bedroom cottage property
- ✓ Desirable 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
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Pattinson Estate Agents welcome to the market this spacious mid-terrace house located on John Candlish Road, Millfield.

Positioned within a highly popular residential area, this property is offered with vacant possession.

While in need of some updating, it represents an outstanding blank canvas opportunity for the discerning buyer.

Free from complicated structural alterations, the neutral, functional interior provides a clean slate where you can immediately inject your own style, configure the layout to your exact specifications, and choose your own fixtures, fittings, and colour schemes.

This makes it an incredibly lucrative prospect for developers aiming to maximize resale value, landlords looking to install durable, high-yield rental finishes, or first-time buyers eager to design their dream home from scratch.

Location

Situated in the heart of SR4, this home offers exceptional convenience.

Transport: Walking distance to Millfield Metro Station for easy commuting.

Amenities: Close to local shops, supermarkets, and Sunderland Royal Hospital.

Education: Excellent access to the University of Sunderland campuses.

Viewings

Internal inspection is highly recommended to appreciate the sheer potential on offer. Contact our Sunderland branch today to arrange your viewing slot.

*** Internal Images to follow ***

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Cottage

Parking: Off Street

Heating: Gas

Electric: National Grid

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Bedroom 1



Bedroom 2



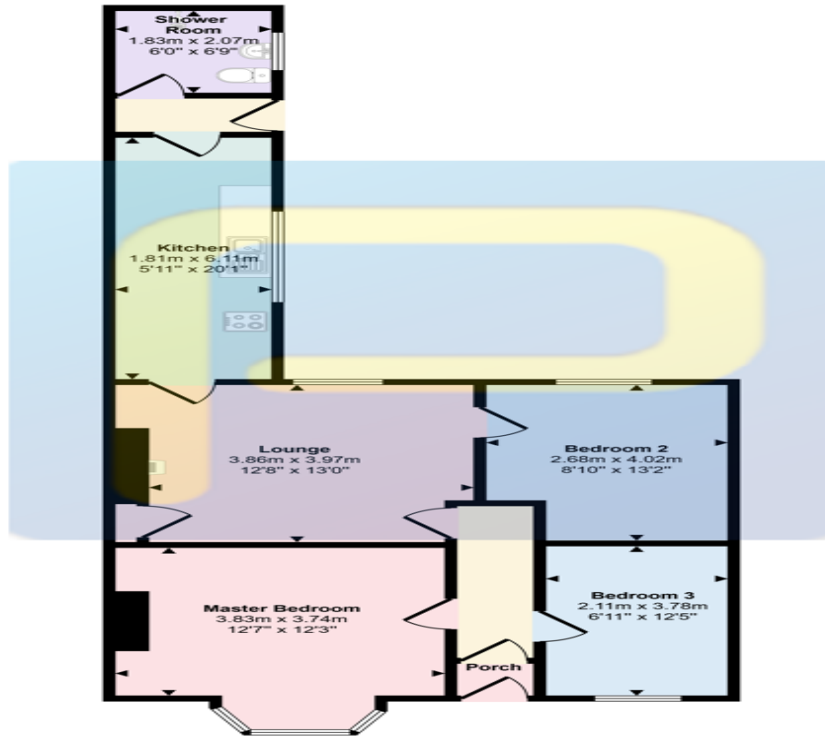
Bedroom 3



Bathroom



Approx Gross Internal Area
75 sq m / 806 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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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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