

**3 bed terraced house to buy in**  
Percy Terrace South, Sunderland, Tyne  
and Wear, SR2 8SQ

**£64,000** Starting Bid

 x3  x1  x1

Tenure  
**Freehold**

Allocated parking

### Property features

- ✓ Three Bedroom Terrace
- ✓ Front And Rear Garden
- ✓ EPC Rating D

## Key Information

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

## Description

An excellent opportunity to acquire this vacant property situated within the established residential area of Percy Terrace South, Sunderland. Offering spacious accommodation and available with no onward chain, the property is ideally suited to first-time buyers, investors, or those seeking a straightforward purchase.

The accommodation briefly comprises an entrance hallway, generous lounge, fitted kitchen, and family bathroom to the ground floor. To the first floor are [insert number] well-proportioned bedrooms. Externally, the property benefits from a private rear yard/garden and on-street parking.

Conveniently located close to local amenities, schools, Sunderland city centre, and excellent transport links, the property provides easy access to major road networks and public transport services.

The property is offered for sale vacant and ready for immediate occupation or rental investment, presenting an attractive opportunity for a range of purchasers

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £64,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

**External**

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**Living Room**

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**Kitchen**

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**Bathroom**

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**Landing**

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**Bedroom 1**

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**Bedroom 2**


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**Bedroom 3**

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**Rear garden**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 

Percy Terrace South, Sunderland, Tyne and Wear, SR2 8SQ

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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