

2 bed flat to buy in SR3

Merrington Close, Moorside, Sunderland, Tyne and Wear, SR3 2QE

£69,950

x 2 x 1 x 1

Tenure

Leasehold

Garage parking

Property features

- 2 Bedroom ground upper flat
- Excellent Opportunity for First-Time Buyers and Investors
- Popular location
- No onward chain
- 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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson estate agents are delighted to present to the market this furnished, two-bedroom upper flat. Situated in the popular residential area of Moorside, Sunderland, this move in ready property offers a blend of comfort, convenience, and investment potential.

Prime Location

This property is within proximity to the A19 and Doxford International Business Park, providing easy access to major transport links and employment opportunities. Additionally, local amenities, shopping centres, and educational facilities are just a short distance away, making it a practical choice for a variety of lifestyles.

Quiet and Cosy

Nestled in a quiet cul-de-sac, this deceptively spacious apartment offers a lovely living environment. It's perfect for first-time buyers looking to establish their home or investors eager to start or expand their portfolio.

Thoughtful Design and Ample Storage

The property comprises an entrance hall, a first-floor landing with access to the fully board loft via a pull-down ladder, a cosy lounge, a well-equipped kitchen, a bathroom with a shower over the bath, and two bedrooms with fitted wardrobes providing ample storage.

Outdoor Space and Parking

Externally, the front gardens belong to this property, providing a charming outdoor space. While there is ample on-street parking, this flat also boasts an additional off-site garage located just behind the property, adding to its convenience and appeal.

Investment Potential

Do not miss this opportunity to get on the property ladder or acquire a fantastic flat with excellent yield potential. Whether you are a first-time buyer or an investor, this property offers great value and promising returns.

Please contact our Sunderland team to arrange a viewing and explore this delightful property further.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 134

Price: £69,950

Property Type: Flat

Parking: Garage, Communal

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room

Front double glazed aspect window. GCH radiator. Carpet flooring. Fireplace feature



Kitchen

Rear double glazed aspect window. GCH radiator. Wood flooring. Wall and base cabinets. Free standing cooker. Washing machine. Fridge/freezer. Sink with mixer



Bedroom 1

Front aspect double glazed window. GCH radiator. Carpet flooring. Fitted wardrobe



Bedroom 2

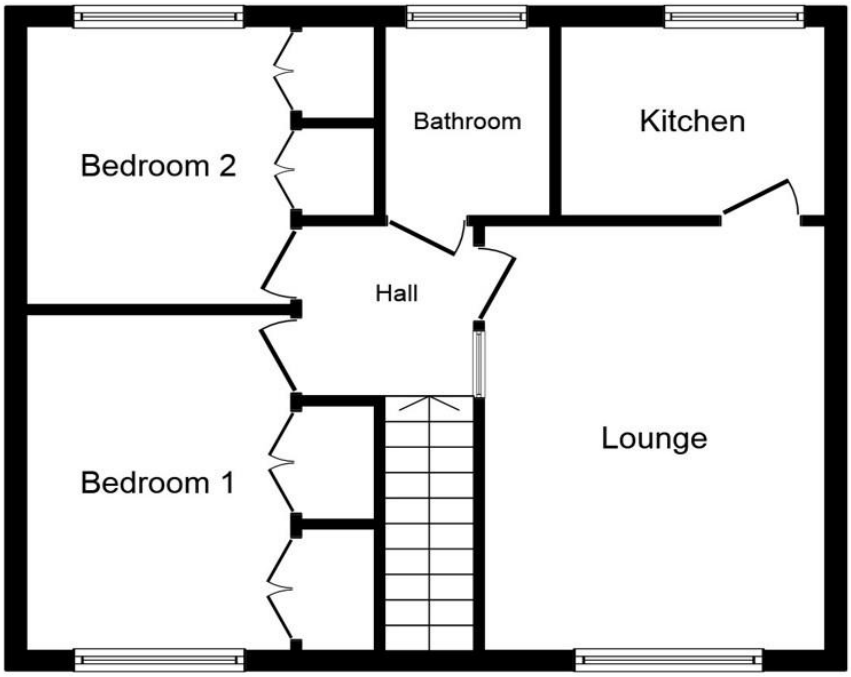
Rear aspect double glazed window. GCH radiator. Carpet flooring. Wardrobe



Family Bathroom

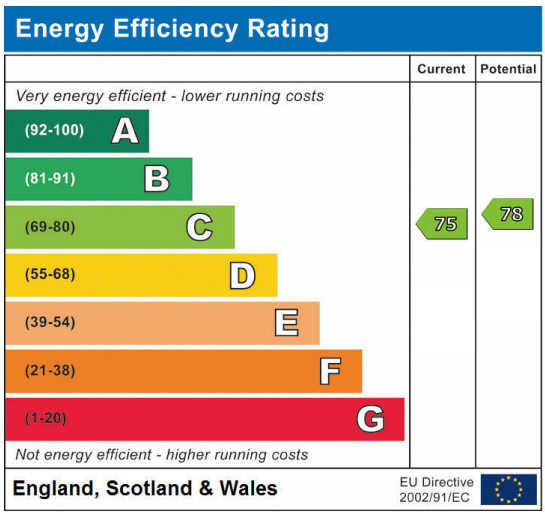
White suite, including bath with shower and screen. Vanity basin, and low level W/C. Towel radiator. Tile flooring, and the walls are fully clad with premium PVC





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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

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