



3 bed semi-detached house to buy in SR4

Fourstones Road, Sunderland, Tyne and Wear, SR4 6XB

£125,000

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ 3 bedroom family home
- ✓ Vacant possession
- ✓ Desirable location
- ✓ Envious corner plot
- ✓ EPC Rating C

On Street parking

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

0191 5143929
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this rarely available three-bedroom semi-detached family home, perfectly positioned on a generous corner plot in the heart of Sunderland.

Offered with no onward chain, this property presents a fantastic opportunity for families, first-time buyers, or savvy investors.

Property Key Features

Prime Location: Ideally situated near Sunderland Royal Hospital, local shops, and excellent transport links.

Spacious Living: Includes two dedicated reception rooms (Lounge and Dining Room).

Outdoor Space: Substantial rear garden featuring lawn and patio areas with gated side access.

Investment Potential: Available with vacant possession or as a ready-made investment opportunity.

Accommodation Details

Entrance Hall: Welcoming entry with stairs to the first floor.

Lounge: A bright and spacious family living area.

Dining Room: Secondary reception room, ideal for formal dining or a home office.

Kitchen: Functional space with integrated appliances and direct access to the rear garden.

Bedrooms: Three well-proportioned bedrooms located on the first floor.

Family Bathroom: Complete with a modern suite.

Externally

The property sits on an enviable corner plot. To the rear, there is a private garden with an outbuilding for storage, and a gated side entrance.

Interested in a Viewing?

Early viewing is highly recommended to appreciate the size and potential of this home.

Contact the Pattinson Sunderland team today:

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Semi-detached house

Parking: On Street

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Fourstones Road, Sunderland, Tyne and Wear, SR4 6XB

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

**51 Fawcett Street, Sunderland, South Tyneside, Tyne & Wear, SR1 1RS, Tel: 0191 5143929,
sunderland@pattinson.co.uk, www.pattinson.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.

