



## 2 bed cottage to buy in SR5

Grosvenor Street, Sunderland,  
Sunderland, Tyne and Wear, SR5 2EQ

**£49,499** Guide Price

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Cottage
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ Currently Achieving £430pcm
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

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

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

0191 5143929  
sunderland@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT £430PCM\*\*

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this two-bedrooms cottage property situated on Grosvenor Street, Sunderland.

The property briefly comprises: entrance way, living room, kitchen, two bedrooms and a family bathroom .

Externally the property offers on streert parking to the front elevation. Fully enclosed yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5143929

Council Tax Band: A

Tenure: Freehold

Price: Guide Price £49,499

Property Type: Cottage

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Entrance Way

Access via UPVC door, radiator and solid wood flooring.



## Living Room

Double glazed window to the rear elevation, tv point, radiator and solid wood flooring.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas hob, oven, plumbed for a washing machine, radiator and vinyl flooring.



## Bedroom 1

Double glazed window to the front elevation, radiator and laminate flooring.



## Bedroom 2

Double glazed window to the rear elevation, radiator and vinyl flooring.



## Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel mixer tap with overhead shower, partly tiled walls and vinyl flooring.



## External Rear

Fully enclosed, well presented and low maintenance yard to the rear elevation.



Approx Gross Internal Area  
62 sq m / 662 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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	

Grosvenor Street, Sunderland, Sunderland, Tyne and Wear, SR5 2EQ

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

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sunderland@pattinson.co.uk, www.pattinson.co.uk**

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