



4 bed semi-detached house to buy in SR5

Barking Square, Sunderland, Tyne and Wear, SR5 4RF

£145,000

 x 4  x 1  x 1

Tenure

Freehold

Property features

- ✓ Four Bedrooms
- ✓ Driveway
- ✓ Open-plan living and dining area
- ✓ EPC Rating C
- ✓ EPC Rating C

Driveway parking

Key Information

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

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 present to the market this well-presented four-bedroom semi-detached family home, ideally situated on the popular Barking Square, Sunderland. Offering spacious and versatile accommodation throughout, this property is perfectly suited to modern family living.

Entering the property, you are welcomed into a spacious entrance hallway, providing access to the principal ground floor accommodation. The generous living room is situated to the front of the property and benefits from a large front-facing window, allowing an abundance of natural light to fill the room. Finished with fitted carpeting, this inviting space flows seamlessly into the open-plan dining area, creating an ideal setting for both everyday family living and entertaining. The dining area features stylish laminate flooring, a rear-facing window overlooking the garden, and provides convenient access to the kitchen.

The stylish and well-appointed contemporary kitchen features a comprehensive range of high-gloss wall and base units, complemented by contrasting work surfaces and a striking mosaic tiled splashback. The kitchen is equipped with a range-style cooker with a stainless steel extractor hood, an inset sink with mixer tap, and ample preparation area. There is plumbing for a washing machine and dishwasher, along with provision for freestanding appliances, including a fridge freezer. A large side-facing window allows an abundance of natural light to flood the room, while the wood-effect flooring and modern cabinetry create a practical yet attractive finish.

To the first floor, the property offers four well-proportioned bedrooms, comprising two generous double bedrooms and two comfortable single bedrooms, all finished with modern laminate flooring. The spacious principal bedroom benefits from the added luxury of fitted walk-in wardrobes, providing excellent storage and dressing space. The remaining bedrooms are versatile and well suited for use as children's bedrooms, guest accommodation, or a home office.

Completing the first floor is the modern family bathroom, fitted with a three-piece white suite comprising a panelled bath with shower over and glazed shower screen, a wash hand basin set within a vanity storage unit, and a low-level WC. The room is finished with contemporary wall panelling, stylish tiled-effect flooring, and a chrome heated towel rail. A frosted window provides natural light while maintaining privacy, creating a bright and practical space.

Externally, the property benefits from a gated double driveway providing ample off-street parking. To the side, there is a well-maintained lawn, offering additional outdoor space. The enclosed rear garden has been designed for low maintenance, being fully paved and complemented by attractive shrub borders, creating an ideal space for outdoor seating, entertaining, or simply relaxing.

The property is ideally located close to a range of local amenities, including supermarkets, shops, schools, and healthcare facilities. Excellent transport links provide easy access to Sunderland City Centre, the A19, and surrounding areas, while nearby bus routes and Metro stations offer convenient public transport connections, making this an ideal location for commuters and families alike.

To arrange a viewing or for further information, please contact your local Pattinson Estate Agents today. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: Semi-detached house

Parking: Driveway

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Kitchen



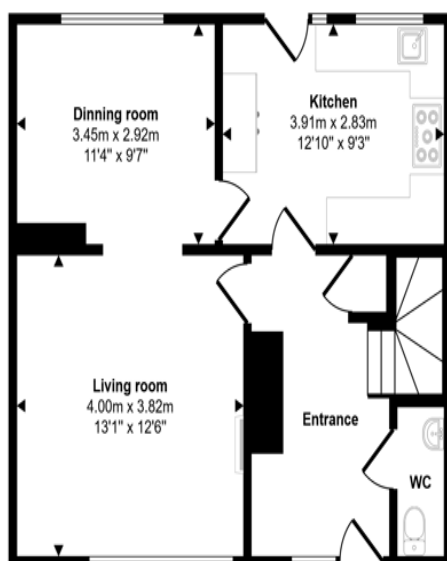
Living Room



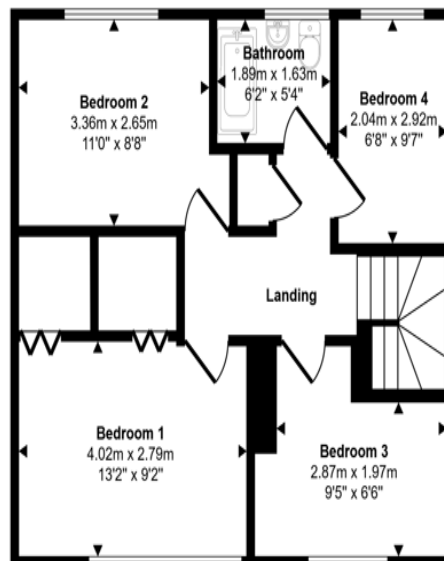
Dining Room



Approx Gross Internal Area
104 sq m / 1122 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft



First Floor
Approx 52 sq m / 565 sq ft

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		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Barking Square, Sunderland, Tyne and Wear, SR5 4RF

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

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