



2 bed semi-detached house to buy in SR5

Chatham Road, Sunderland, Tyne and Wear, SR5 3QA

£80,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ 2 bedroom semi-detached house
- ✓ Popular location
- ✓ Investment opportunity
- ✓ High demand rental area
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 two-bedroom semi-detached property located on the highly popular Hylton Castle Estate. This property offers a fantastic residential investment opportunity or an ideal project for a hands-on buyer. It is ripe with potential and needs a little updating to fully unlock its true value. Situated in a popular residential neighbourhood, the area benefits from a high rental demand, making it an exceptionally attractive addition to any buy-to-let portfolio.

The ground floor layout comprises a welcoming entrance hall that leads into a spacious living room, offering great potential for a modern and cosy family layout.

To the rear, the functional kitchen provides a blank canvas for modernization and overlooks the external area.

Moving upstairs, the first floor features two well-proportioned bedrooms and a family bathroom suite that requires some cosmetic updates. A unique feature of this home is found in one of the bedroom cupboards, where a permanent staircase has already been installed to access the loft level, marking the start of a loft conversion. Please note that this conversion is still subject to planning permission.

Externally, the property boasts a unique and substantial feature to the rear. There is a large outhouse and workshop space, providing excellent external storage, hobby space, or utility potential that is highly sought after by tradespeople and DIY enthusiasts alike.

Early viewing is highly recommended to fully appreciate the space, potential, and external workshop facilities on offer. Contact the local Pattinson Sunderland Team directly to arrange your viewing slot.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Semi-detached house

Parking: Driveway

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

Living Room



Dining Room



Kitchen



Outhouse



Workshop



Bedroom 1



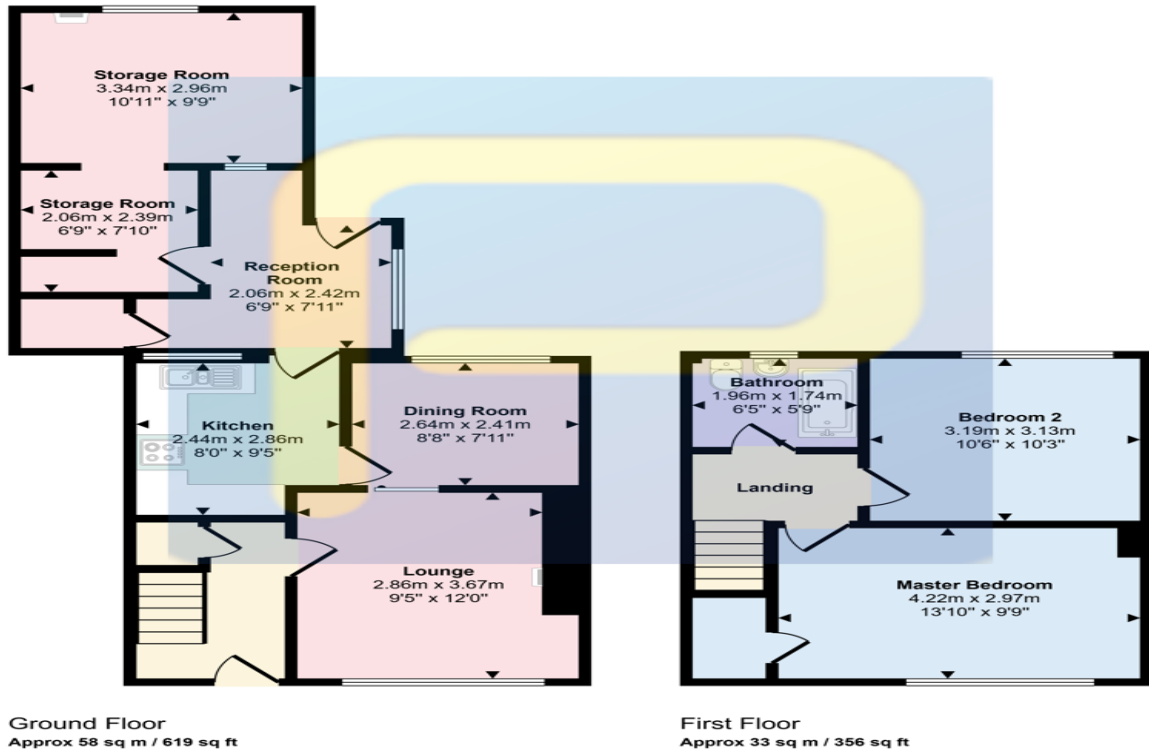
Bedroom 2



Bathroom



Approx Gross Internal Area
91 sq m / 975 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		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chatham Road, Sunderland, Tyne and Wear, SR5 3QA

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

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