



4 bed cottage to buy in SR4

Shepherd Street, Sunderland, Tyne and Wear, SR4 6HA

£70,000 Starting Bid

🛏 x4 🚿 x1 🚻 x1

Tenure

Freehold

On Street parking

Property features

- ✓ 4 bedroom cottage property
- ✓ For sale via modern auction
- ✓ Desirable location
- ✓ Investment opportunity
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ 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 four-bedroom mid-terrace property situated in a highly popular and desirable rental location of Millfield, Sunderland.

Offering a surprisingly spacious layout and excellent potential, this property represents an ideal opportunity for growing families, property investors, or buy-to-let landlords looking for a rewarding portfolio addition.

The versatile ground floor layout centres around a spacious living room, providing a comfortable hub for the home.

Off the living room, you will find a generous ground-floor master bedroom, offering flexible accommodation that could alternatively serve as a second reception room. The kitchen and family bathroom are also located on the ground floor to the rear of the property.

Upstairs, the first floor features a landing connecting three further well-proportioned bedrooms.

The property is in need of cosmetic updating and modernising throughout, though it requires less extensive refurbishment than standard project properties, making it a faster turnaround for an investor.

Situated in a highly sought-after rental pocket of Sunderland, the home is ideally placed to command an excellent yield once updated due to strong local tenant demand.

Situated on Shepherd Street, the property benefits from excellent transport links across Sunderland and the wider Tyne and Wear region, with close proximity to local shops, schools, and amenities.

Early viewing is highly recommended to fully appreciate the excellent layout, space, and potential this terrace property has to offer.

Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Cottage

Parking: On Street

Heating: Electric, 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

5.30m x 4.30m (17'4" x 14'1")



Kitchen

2.10m x 4.80m (6'10" x 15'8")



Bathroom

2.20m x 1.70m (7'2" x 5'6")



Bedroom 1

3.60m x 3.40m (11'9" x 11'1")



Bedroom 2

3.70m x 3.00m (12'1" x 9'10")



Bedroom 3

0.90m x 2.70m (2'11" x 8'10")



Bedroom 4

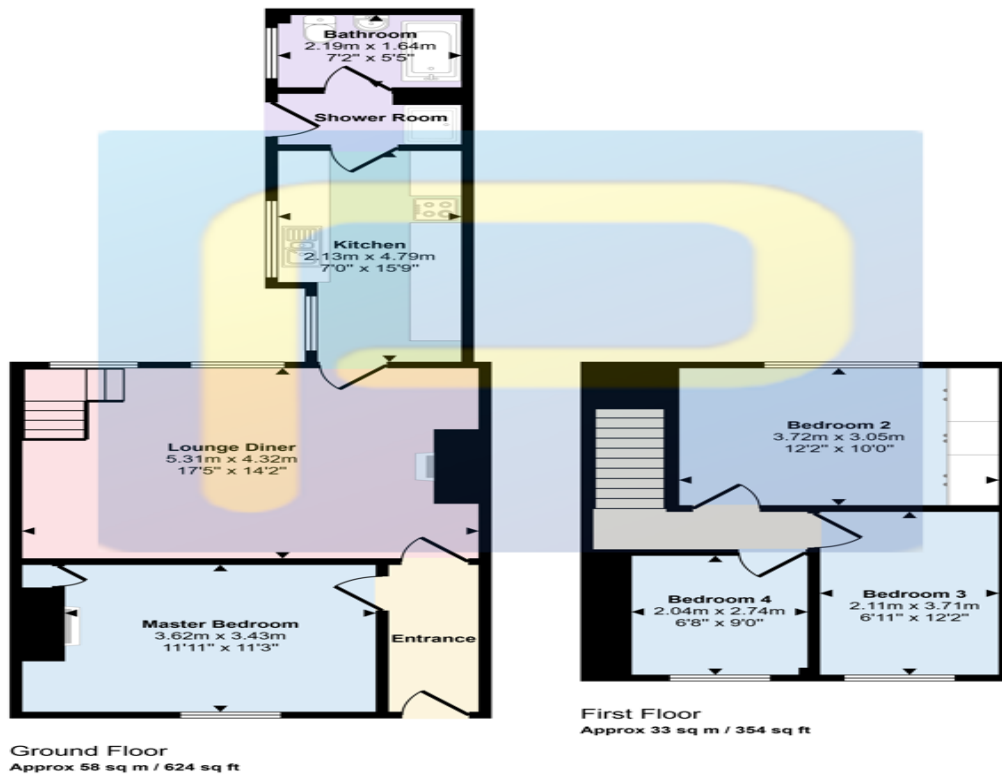
2.04m x 2.70m (6'8" x 8'10")



Garden



Approx Gross Internal Area
91 sq m / 978 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		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Shepherd Street, Sunderland, Tyne and Wear, SR4 6HA

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

51 Fawcett Street, Sunderland, 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.

