



3 bed terraced house to buy in

Laura Street, Sunderland, Tyne and Wear,
SR1 2QT

£80,000

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ 3 bedroom terraced house
- ✓ City centre location
- ✓ Vacant possession
- ✓ Great investment opportunity
- ✓ 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
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market this three-bedroom mid-terrace property situated on Laura Street in the city centre area of Sunderland.

This property represents an excellent blank canvas for property investors, developers, or first-time buyers looking to put their own stamp on a home and add value.

Positioned in the popular SR1 postcode sector, the home is exceptionally well-located for effortless access to local amenities, transport links, and Sunderland City Centre.

The ground floor layout comprises an entrance hallway with stairs leading to the first floor. A spacious primary lounge features a window to the front elevation, offering a flexible footprint for living furniture. Positioned independently, a separate dining room provides a versatile second reception space for family meals or entertaining. The kitchen is located to the rear of the property, providing a functional cooking environment and direct access to both the rear yard and a ground floor bathroom suite.

Upstairs, the first-floor landing gives access to all three bedrooms. Bedroom one is a generously sized main double bedroom positioned to the front of the home. The second bedroom is another double bedroom overlooking the rear aspect, while the third single bedroom is perfect for a child's room, home office, or dressing space. Externally, the property benefits from an enclosed private yard to the rear with potential for secure off-street parking or a low-maintenance outdoor seating area.

Laura Street is located in the Hendon area of Sunderland, meaning it is conveniently situated within walking distance of local shops, school catchments, and regular public transport networks. For commuters, it offers swift access to major road links heading across the wider Tyne and Wear region.

Because this area presents a strong rental yield history, it remains a highly attractive prospect for residential letting.

Early viewing is highly recommended to appreciate the full scope and investment potential on offer. For further information, to book an internal viewing slot, or to register a bid, please contact the Pattinson Sunderland Team directly

Council Tax Band: A

Tenure: Freehold

Price: £80,000

Property Type: Terraced 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

Living Room



Dining Room



Kitchen



Bathroom



Bedroom 1



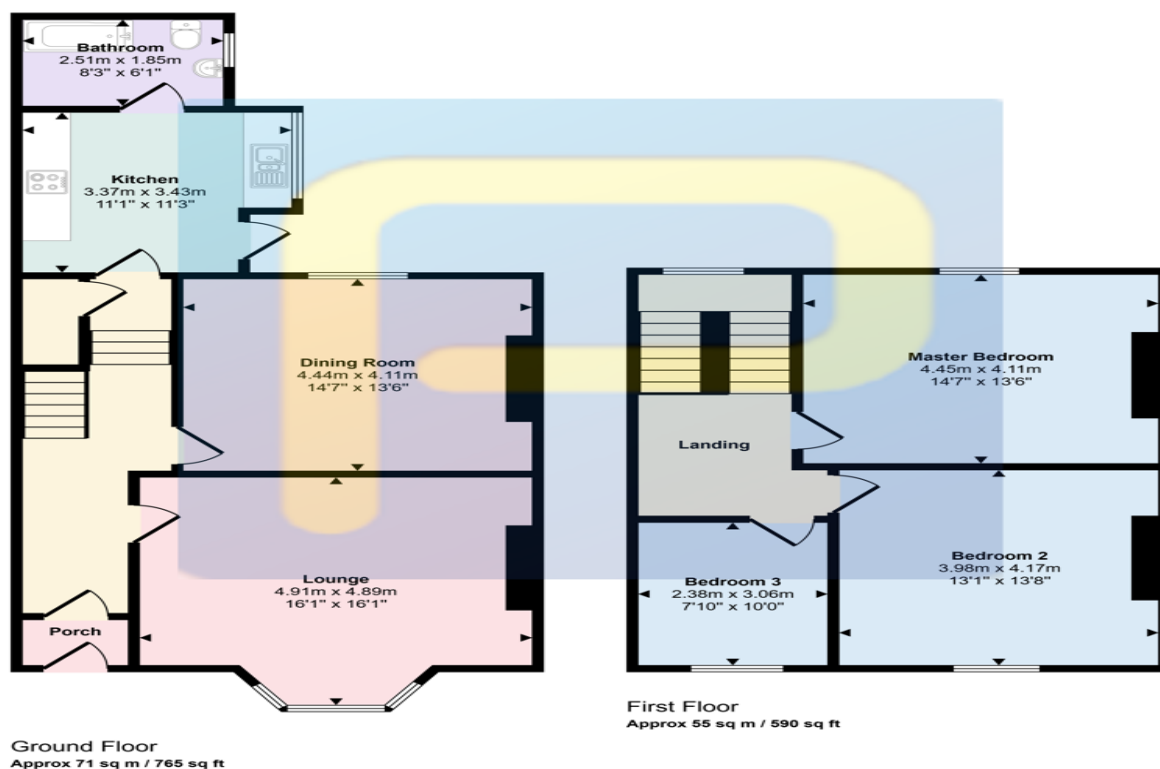
Bedroom 2



Bedroom 3



Approx Gross Internal Area
126 sq m / 1354 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		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Laura Street, Sunderland, Tyne and Wear, SR1 2QT

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

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