



### 3 bed semi-detached house to buy in SR4

The Broadway, Sunderland, Sunderland, Tyne and Wear, SR4 8LS

**£179,950** Offers Over

 x3  x1  x1

Tenure

**Leasehold**

### Property features

- ✓ OPTION FOR CURRENT OWNERS TO BUY FREEHOLD
- ✓ SEMI-DETACHED
- ✓ DRIVEWAY & GARAGE
- ✓ THREE BEDROOMS
- ✓ EPC Rating E

Driveway & Garage parking

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated on the ever-popular The Broadway, this attractive three bedroom semi-detached home offers generous living space, excellent outdoor areas and the added benefit of a driveway and garage — making it an ideal purchase for families and first-time buyers alike.

The property welcomes you via a well-presented front garden into a bright entrance hall, setting the tone for the accommodation beyond. To the front aspect is a spacious living room, perfect for relaxing evenings, while the separate dining room provides an excellent space for family meals and entertaining guests. The kitchen is well laid out with ample storage and workspace, with convenient access to the rear garden.

To the first floor, the home boasts three well-proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation. The bathroom is complemented by a separate WC, adding practicality for busy households.

Externally, this property truly shines. The large rear garden has been thoughtfully designed to create a fantastic outdoor entertaining space, featuring decking, patio areas, astro turf and a lawn — ideal for summer gatherings, children's play or simply unwinding outdoors. The driveway and garage provide off-street parking and additional storage.

Additionally, the current ground rent is £7.50 annually and the current owners have offered to cover the cost to buy the property freehold subject to negotiation. As well as having a full electrical rewire throughout.

Early viewing is highly recommended to fully appreciate the space, layout and superb outdoor setting this home has to offer.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 929

Annual Ground Rent Amount: £6.00

Price: Offers Over £179,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## External Front



## Entrance Hall

4.97m x 1.91m (16'3" x 6'3")



## Living Room

3.89m x 3.60m (12'9" x 11'9")



## Dining Room

3.65m x 3.09m (11'11" x 10'1")



## Kitchen

2.50m x 2.33m (8'2" x 7'7")



## First Floor Landing

2.34m x 2.00m (7'8" x 6'6")



## Bedroom One

3.75m x 3.32m (12'3" x 10'10")



## Bedroom Two

3.65m x 3.50m (11'11" x 11'5")



## Bedroom Three

2.69m x 2.27m (8'9" x 7'5")



## Bathroom

2.603m x 1.656m (8'6" x 5'5")



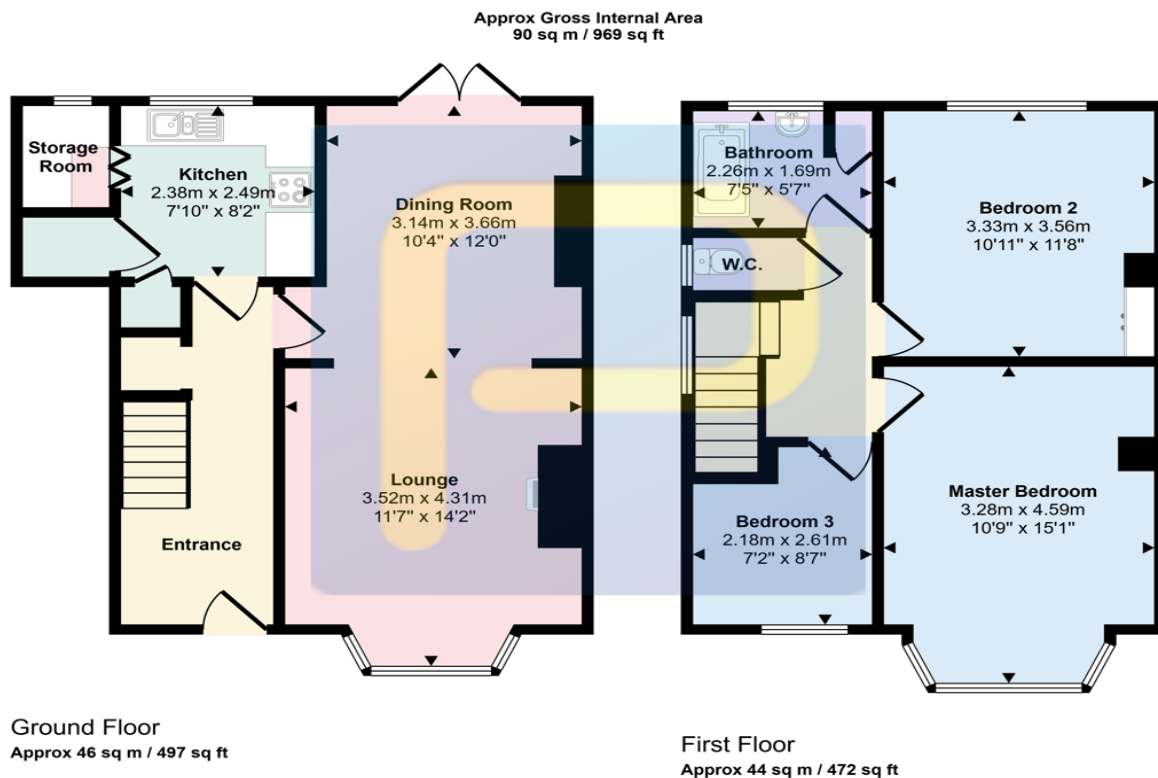
## WC



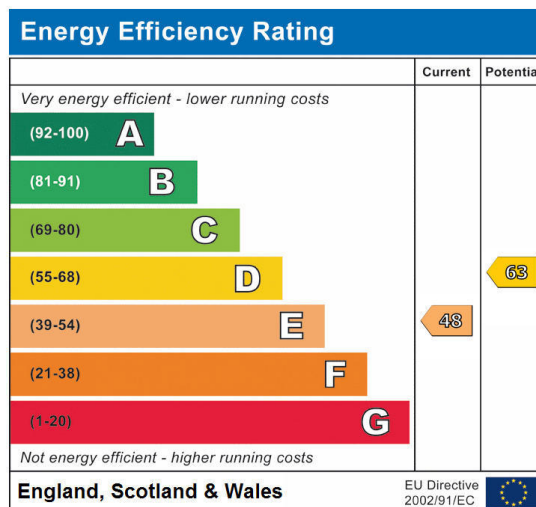
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## Exterior Garden





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.



The Broadway, Sunderland, Sunderland, Tyne and Wear, SR4 8LS

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

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