



3 bed end of terrace house to buy in SR5

Killarney Avenue, Sunderland, Tyne and Wear, SR5 4AX

£109,950 Offers Over






 x3  x2  x1

Tenure

Freehold

Off Street parking

Property features

-  Three Bedroom family home
-  Popular Location
-  Vacant possession
-  Ideal for first time buyers and Investors
-  EPC Rating C

Key Information

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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents is delighted to present this charming 3-bedroom end-of-terrace home, perfectly nestled in the sought-after Downhill area of Sunderland.

Combining spacious interiors with a prime location, this property represents an outstanding opportunity for first-time buyers looking for a move-in-ready home, or investors seeking a high-yield asset in a thriving rental market.

The Property

Designed for modern living, the home features a unique dual-access layout. The pedestrianised front offers a peaceful, traffic-free entrance—perfect for families with young children—while the rear provides the ultimate urban convenience: private off-street parking.

Inside, a bright and welcoming hallway (featuring a practical downstairs W/C) leads into a generously sized living room. This inviting space flows naturally into the open-plan kitchen/dining area, which serves as the heart of the home. With direct access to the rear yard, it's a setup perfectly suited for morning coffees, family meals, or evening entertaining.

Upstairs, the property continues to impress with:

Two spacious double bedrooms with ample natural light.

A versatile third bedroom, ideal as a nursery or a dedicated home office.

A crisp, modern family bathroom.

Outdoor Living & Storage

The external space is a standout feature. To the front, you'll enjoy a lovely, grassed garden—a rare find for a terrace. To the rear, a low-maintenance paved yard provides a private retreat and includes a sturdy brick outhouse, offering valuable extra storage for bikes, tools, or garden gear.

Investment & Lifestyle

For the First-Time Buyer, this is a chance to secure a "future-proof" home with three bedrooms and essential parking. For the Investor, the SR5 postcode remains a hotspot for tenant demand, with proximity to major employers like Nissan and Sunderland Royal Hospital ensuring excellent occupancy potential and competitive yields.

Location

Perfectly positioned for convenience, you are just moments away from:

Education: Walking distance to popular local schools, including Castle View Enterprise Academy.

Leisure: Easy access to the Leisure United Downhill sports hub and local parks.

Connectivity: Superb transport links and proximity to the A19, making the daily commute a breeze.

This delightfully presented home is certain to attract significant interest. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Contact Pattinson Sunderland today to arrange your viewing

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £109,950

Property Type: End of terrace house

Parking: Off Street

Heating: Gas

External Front



Living Room

Front aspect UPVC double glazed window. GCH radiator. Wood flooring. Feature fireplace



Kitchen

Rear aspect UPVC double glazed window. Wall and floor cabinets. Plumbing for cooker and washing machine. Integrated cooker hook. Stainless steel sink with mixer tap. Wood flooring. Alarm panel



Dining Room

Rear aspect UPVC double glazed patio door. GCH radiator. Wood flooring



Downstairs W/C

Front aspect UPVC double glazed window. GCH radiator. Low level W/C. Floating basin. Vinyl flooring



Bedroom 1

Front aspect UPVC double glazed window. GCH radiator. Fitted wardrobes. Carpet flooring



Bedroom 2

Rear aspect UPVC double glazed window. GCH radiator. Carpet flooring



Bedroom 3

Front aspect UPVC double glazed window. GCH radiator. Above staircase storage cupboard. Carpet flooring



Bathroom

Rear aspect UPVC double glazed window. GCH radiator. 3 piece bathroom suite including bath with shower, shower rail and curtain. Pedestal basin and low level W/C

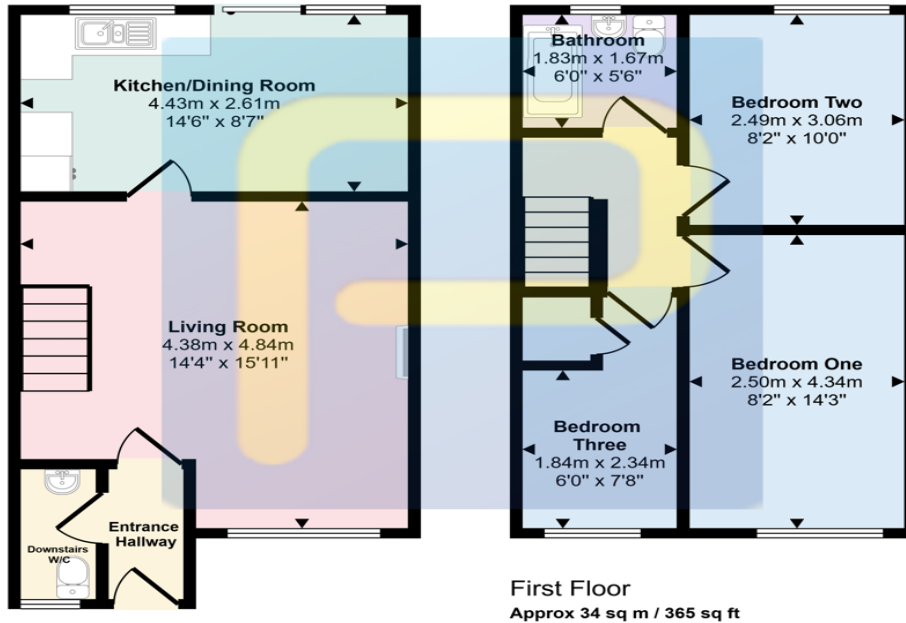


External Rear

Low maintenance gravel garden, with convenient decked area, featuring a modern water feature. Brick build outhouse, and off street parking



Approx Gross Internal Area
70 sq m / 753 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Killarney Avenue, Sunderland, Tyne and Wear, SR5 4AX

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

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