


## 2 bed semi-detached house to buy in SR3

Woodside Terrace, Sunderland, Tyne and Wear, SR3 3SG

# £130,000

x 2 x 1 x 2

Tenure

**Freehold**

Driveway parking

## Property features

- 2 bedroom semi-detached house
- Desirable location
- Vacant possession
- Blank canvas appeal
- EPC Rating E

## Key Information

- Council Tax: Band B
- EPC Rating: E
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents are delighted to welcome to the market this two-bedroom semi-detached home on Woodside Terrace, Sunderland, SR3 3SG.

Offered with the advantage of no onward chain, this property presents a fantastic opportunity for first-time buyers or savvy investors looking for a project to modernise and add significant capital value.

The Property

Ideally suited for those with a vision for design, the internal layout provides a versatile "blank canvas":

Ground Floor: The accommodation begins with an entrance porch leading into a welcoming hallway. The heart of the home is a spacious lounge that flows seamlessly through to a dedicated dining area, creating an open and flexible living environment. To the rear, a conservatory offers additional living space with views over the garden. A functional kitchen and a useful separate utility room complete the ground floor.

First Floor: Upstairs, you will find two well-proportioned double bedrooms and a practical shower room.

Exterior & Location

Parking & Gardens: Externally, the front of the property features a private driveway with comfortable space for two cars. To the rear, there is an enclosed garden, perfect for outdoor enjoyment.

Premier Location: Situated in a popular residential area, the home is perfectly positioned for commuters with easy access to the A19. It is also conveniently close to local schools, everyday shopping amenities, and transport links.

Early viewing is essential to appreciate the potential on offer. For more information or to arrange your visit, please contact our Sunderland Branch.

Council Tax Band: B

Tenure: Freehold

Price:  £130,000

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



## Conservatory



## Utility



## Bedroom 1



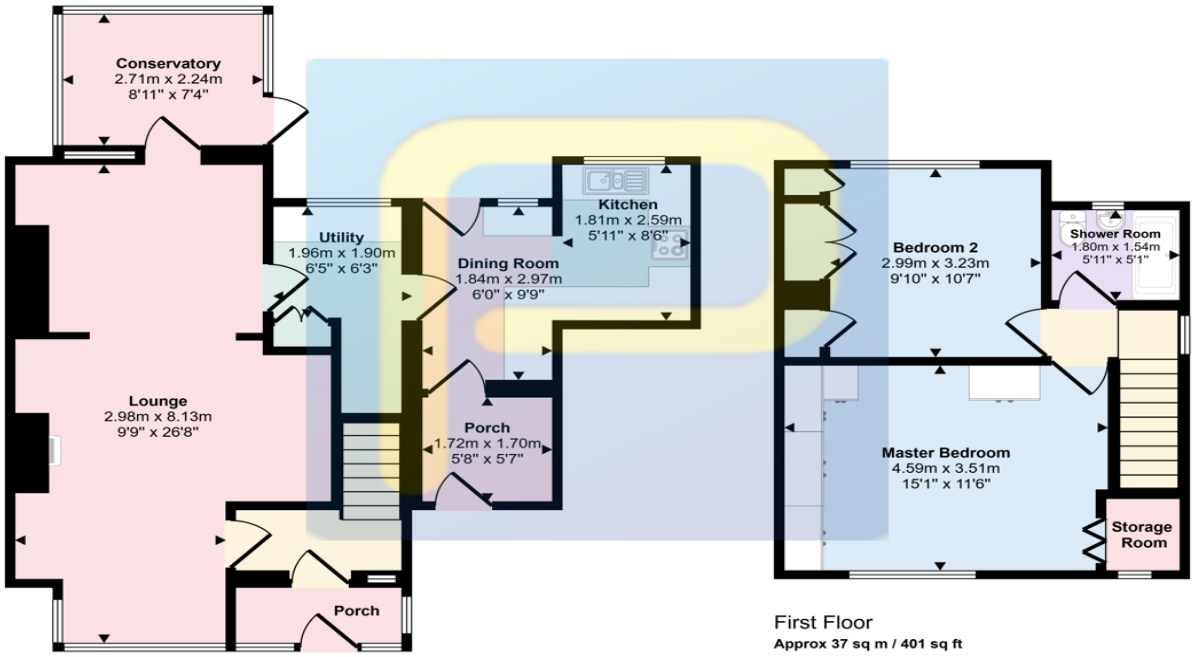
## Bedroom 2



## Bathroom



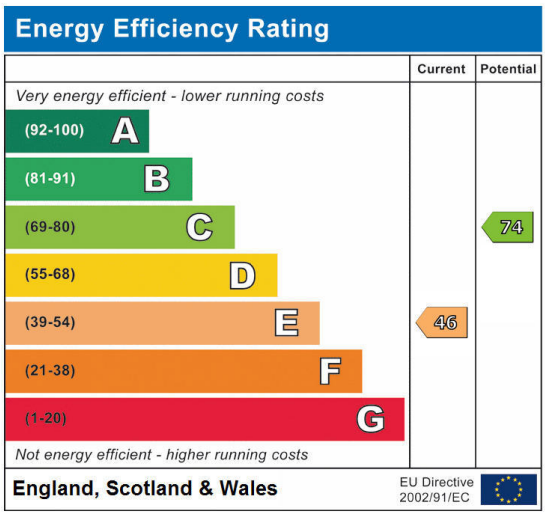
Approx Gross Internal Area
101 sq m / 1090 sq ft




Ground Floor
Approx 64 sq m / 689 sq ft

First Floor
Approx 37 sq m / 401 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.




## Woodside Terrace, Sunderland, Tyne and Wear, SR3 3SG

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**

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