



### 1 bed cottage to buy in SR5

Warwick Street, Sunderland, Tyne and Wear, SR5 1DL

# £95,000

🛏 x1 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ One Bedroom
- ✓ Popular Location
- ✓ Loft Rooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Beth Curtis  
Sales Negotiator  
Sunderland

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are delighted to bring to the market this charming one-bedroom cottage located in a highly desirable residential area of Sunderland (SR5).

Perfectly blending traditional charm with modern convenience, this property represents an ideal opportunity for first-time buyers, investors, or those looking to downsize.

### The Property

**Welcoming Living Space:** A bright and inviting reception room forms the heart of the home, offering a warm atmosphere perfect for relaxing or entertaining.

**Spacious Bedroom:** A generously sized double bedroom boasts excellent natural light, a neutral finish, and ample space for storage furniture.

**Modern Kitchen:** A functional, well-proportioned kitchen comes complete with a breakfast bar, extensive cupboard storage, and room for appliances.

**Bathroom:** A cleanly designed, functional bathroom equipped with modern fixtures and fittings.

**Bonus Loft Rooms:** Staircase leads to two versatile upper rooms perfect for storage, an office, or playrooms.

### External Features

**Private Rear Yard:** A low-maintenance outdoor space to the rear, ideal for evening relaxation or summer entertaining.

### Location & Amenities

Situated in a convenient and popular pocket of Sunderland, this property benefits from excellent transport links and lifestyle amenities right on its doorstep:

Leisure: Walking distance to the iconic Stadium of Light.

Shopping: Easy access to local supermarkets and Sunderland City Centre.

Transport: Close proximity to public transport links for easy commuting.

Dining: Surrounded by a great choice of local eateries and cafes.

Viewings

This delightful cottage truly must be seen to appreciate its calming ambience, space, and convenient location.

Contact Pattinson Sunderland today to arrange your internal viewing

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Cottage

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Living Room

4.32m x 3.98m (14'2" x 13'0")



## Kitchen

4.41m x 2.07m (14'5" x 6'9")



## Bedroom 1

3.26m x 4.07m (10'8" x 13'4")



## Bathroom

2.04m x 1.72m (6'8" x 5'7")



## Loft Room 1

3.26m x 2.77m (10'8" x 9'1")

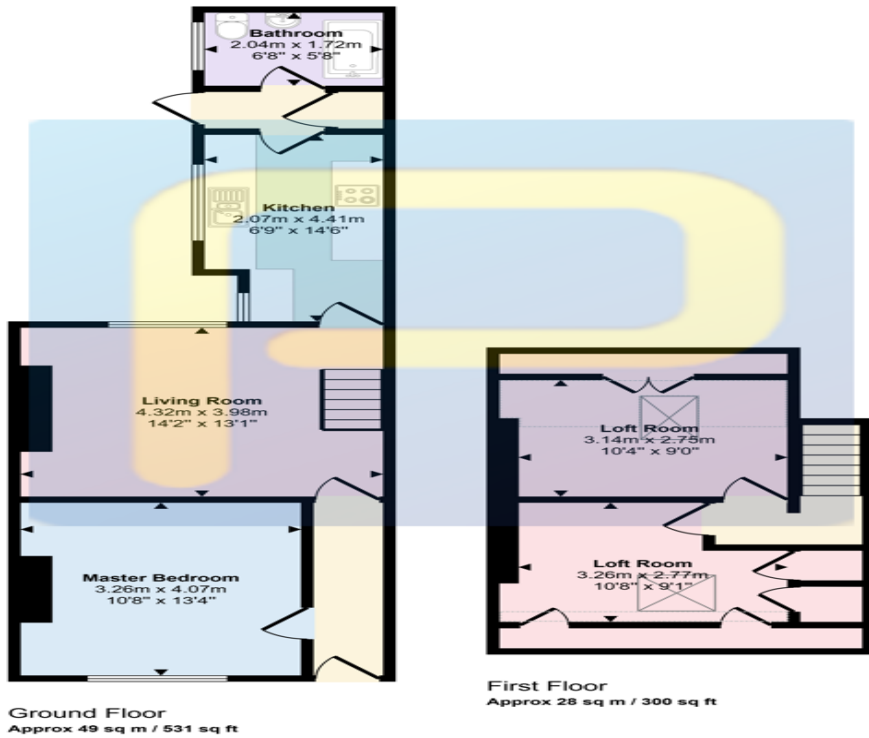


## Loft Room 2

3.14m x 2.75m (10'3" x 9'0")



Approx Gross Internal Area  
77 sq m / 831 sq ft



□ Denotes head height below 1.5m

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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