

3 bed semi-detached house to buy in SR2

Acklam Avenue, Grangetown, Sunderland, Tyne and Wear, SR2 9SH

£134,995

x 3 x 1 x 1

Tenure

Leasehold

Driveway parking

Property features

- 3 bedroom family home
- Desirable location
- Immaculately presented
- No upward Chain
- EPC Rating D

Key Information

- Council Tax: Band B
- 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

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to the market this beautifully modernised three-bedroom semi-detached family home. It is perfectly situated in a highly sought-after residential pocket of Sunderland, making it an exceptional opportunity for a variety of buyers. Nestled within a vibrant local community, the property offers seamless access to an excellent array of regional transport links, city-centre commuter routes, and essential everyday amenities. Growing families will find this location particularly advantageous, as the home falls within the catchment area for several nearby primary and secondary schools consistently rated "Good" by OFSTED.

The standout feature of this residence is its immaculate, move-in ready condition, having been thoughtfully upgraded to meet the demands of contemporary living. Every room showcases sleek finishes, from the fresh flooring and custom-fitted blinds included throughout to the ample modern media points and electrical sockets distributed across both floors. Comfort is assured year-round thanks to full PVCu double glazing and a robust gas central heating system, allowing the new owners to unpack and enjoy their surroundings from day one with absolutely no further structural updates required

Upon crossing the threshold, you are greeted by a welcoming entrance hall featuring durable laminate flooring that flows naturally into the principal reception spaces. The bright and inviting lounge is centred around a cosy gas fire with a classic surround, bathed in natural light from a characterful walk-in bay window. To the rear of the ground floor, the heart of the home is revealed in the expansive, modern dining kitchen. This social hub comes fully equipped with a comprehensive range of sleek wall and base units, complementing laminate work surfaces, stylish tiling, and integrated appliances including an oven, hob, hood, and fridge freezer. Recessed spotlights illuminate the space, while elegant French doors open directly out onto the rear garden, creating a perfect indoor-outdoor flow for entertaining. The ground floor is completed by a luxurious, contemporary family bathroom outfitted with pristine white sanitary ware, a bath/shower with a screen, vanity storage, modern wall boards, tiled flooring, and a heated ladder radiator.

The first-floor landing leads to three well-proportioned bedrooms, each tastefully dressed with neutral carpets and fitted blinds, with the second bedroom benefiting from integrated wardrobes. Further maximizing its functional square footage, the property features a fully boarded loft space equipped with power, lighting, and pull-down ladder access, offering an ideal solution for extensive seasonal storage or a clean workspace.

Externally, the property continues to impress with its beautifully presented, low-maintenance outdoor spaces. The rear garden combines manicured lawns with a spacious paved patio area, offering a secure and private environment for outdoor dining, children's play, and summer relaxation. To the side of the property, a generous private driveway provides convenient off-street parking for multiple vehicles.

Viewing is highly recommender to fully appreciate what is on offer

Please contact our Pattinson Sunderland team for further details

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 909

Price: £134,995

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

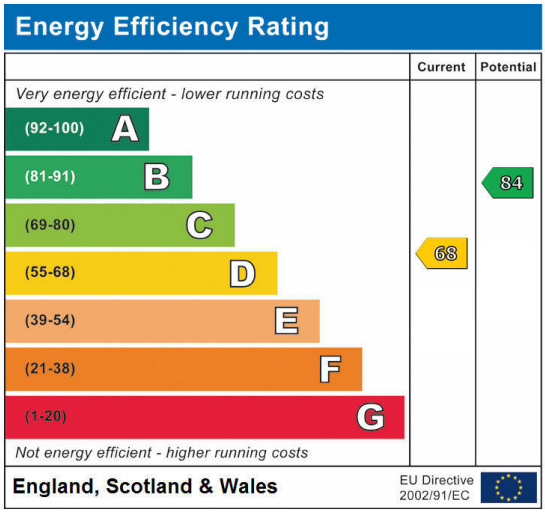
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good





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

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