



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

St. Lukes Road, Sunderland, Tyne and Wear, SR4 0AQ

# £184,950

 x 3  x 3  x 1

Tenure

**Freehold**

### Property features

- ✓ 3-Bedroom semi detached home
- ✓ Desirable location
- ✓ Immaculate presentation
- ✓ Rare to market

Driveway parking

## Key Information

- ✓ Council Tax: **Band B**
- ✓ 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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Sales Negotiator  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are proud to present to the market this exceptional three-bedroom semi detached house located on the popular St. Lukes Road in Sunderland.

This impressive family home stands out significantly due to its larger than average footprint, providing deceptively spacious rooms and a layout much grander than the standard semi-detached properties typically found in the area.

Homes of this specific style and generous scale rarely become available on the open market, making this a highly unique opportunity for growing families, first-time buyers, or discerning investors.

A major added bonus for future owners is the presence of fully owned solar panels providing excellent energy efficiency and helping to significantly lower monthly utility bills from day one.

The ground floor opens into a welcoming entrance hallway that leads into a fantastic, light-filled family lounge. The true centrepiece of this reception room is a stunning feature log burner, offering a cosy, warm, and inviting atmosphere for those cooler evenings. Thanks to the property's expanded footprint, the ground floor also easily accommodates a generous modern kitchen and dining space, alongside the highly convenient addition of a large downstairs toilet

Upstairs, the sense of space continues with three genuinely well-proportioned bedrooms. The impressive master bedroom further elevates the property, boasting its own private en-suite shower room, while a modern family bathroom serves the rest of the first floor.

Externally, the property continues to impress with a private driveway to the front, providing highly sought-after off-street parking. To the rear, the outdoor space has been beautifully landscaped to include a lawn garden and two distinct patio areas. The rearmost patio is particularly impressive, offering a private, sun-soaked haven that is perfect for sitting out, relaxing, and entertaining during the evenings.

Perfectly situated in the Pallion & Ford Estate area, the home is within easy walking distance of Sunderland Royal Hospital and beautiful local parks like Barnes Park.

Excellent transport links are right on your doorstep, including the nearby Pallion Metro Station for fast access to the city centre, alongside superb road links to the A19.

Due to the size of the plot and the fact that properties of this calibre are so rarely available, an early viewing is strongly advised to avoid disappointment.

For more information or to arrange your appointment, please contact the local Pattinson Sunderland branch

Council Tax Band: B

Tenure: Freehold

Price: £184,950

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



## Living Room



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## Kitchen



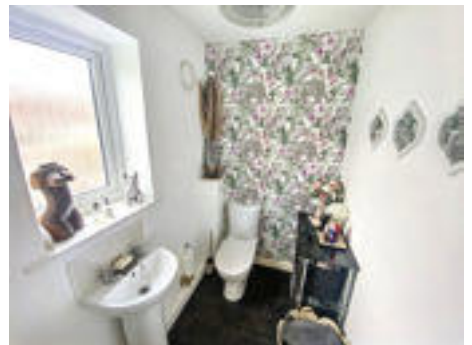
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## Dining Room



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## W/C



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## Bedroom 1



## Master en-suite



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## Bedroom 2



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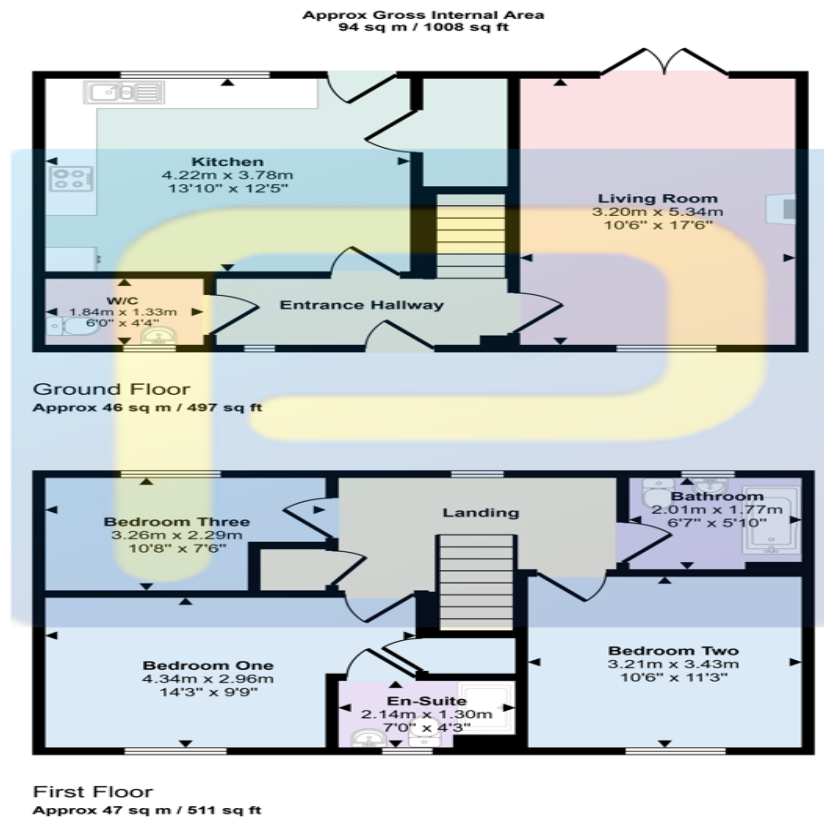
## Bedroom 3



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## Bathroom





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.

St. Lukes Road, Sunderland, Tyne and Wear, SR4 0AQ

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

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