



## 4 bed cottage to buy in SR4

Franklin Street, Sunderland, Tyne and Wear, SR4 6EX

**£65,000** Starting Bid

 x4  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 4 bedroom cottage property
- ✓ Desirable location
- ✓ Vacant possession
- ✓ Ideal investment property
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ 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 welcome to the market this spacious four-bedroom mid-terrace house located on the highly popular Franklin Street, Millfield, Sunderland.

Offered with the benefit of vacant possession and no onward chain, this property requires a little TLC but represents an exceptional project and investment opportunity.

Given the strong capital growth and rental demand in this specific pocket of Millfield, early viewing is highly recommended to appreciate the potential on offer.

The ground floor layout is highly versatile, beginning with an entrance hallway that leads into a spacious master bedroom positioned at the front of the property.

Moving further inside, you will find a central living room that serves as the heart of the home, providing a comfortable space for dining and relaxation.

This leads through to a fitted kitchen and a family bathroom at the rear, both of which offer a blank canvas for the next owner to modernise and add immediate value.

Upstairs, the first-floor landing grants access to three further bedrooms.

These well-proportioned rooms offer flexible accommodation, making the property ideally suited for a growing family or for conversion into a high-yielding rental asset.

Externally, the property benefits from a private, enclosed rear yard featuring a secure roller shutter garage door, providing highly sought-after off-street parking.

The property is superbly situated within walking distance of the University of Sunderland, Sunderland Royal Hospital, and excellent Metro transport links.

This prime location ensures a consistent and reliable stream of interest from students, medical professionals, and local commuters alike.

Whether you are looking for your next buy-to-let addition or a residential refurbishment project, this property ticks all the boxes.

To arrange a viewing, access the legal pack, or register your interest to bid online, please contact our dedicated Pattinson Sunderland Branch

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Cottage

Parking: Off Street

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



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## Kitchen



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## Bedroom 1



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## Bedroom 2



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## Bedroom 3



## Bedroom 4

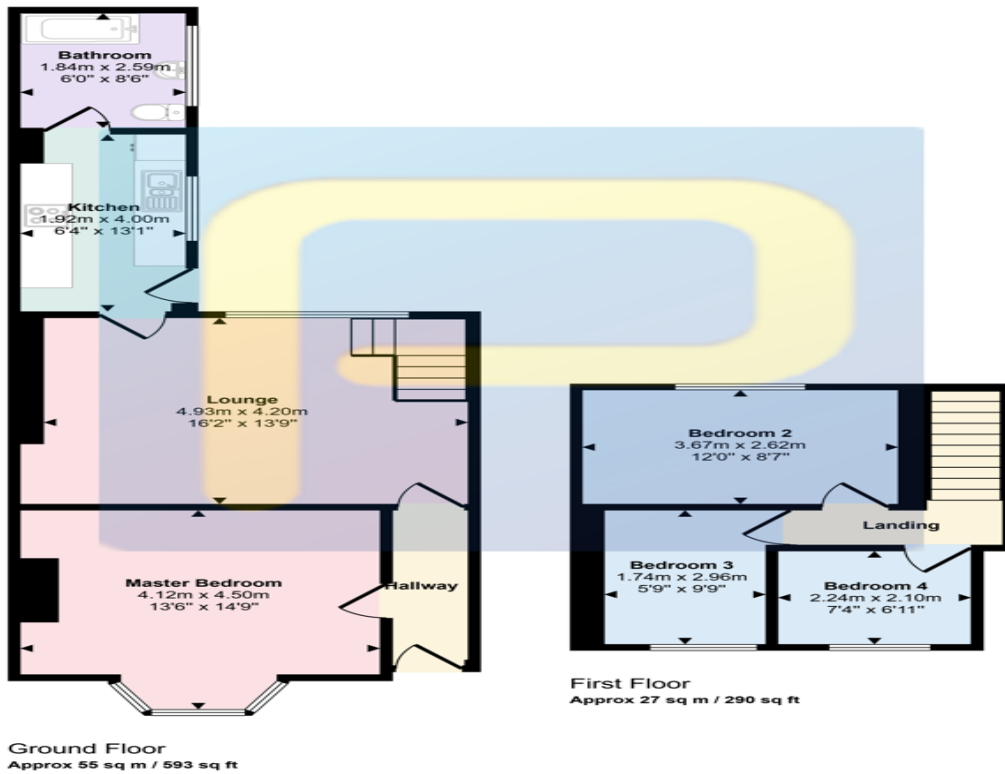


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## Bathroom



Approx Gross Internal Area  
82 sq m / 883 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               |
| 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>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (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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