



To buy

2 bed semi-detached house to buy in SR5

Riddings Road, Sunderland, Tyne and Wear, SR5 5LS

£89,500 offers in region of

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM
- ✓ PRIVATE FRONT AND LARGE REAR GARDEN
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 two bedroom semi-detached house with a bright and airy lounge, situated in Sunderland and offered for sale with no onward chain. This property features a private, enclosed block paved front garden with gated access to the rear, and on-street parking is available.

Upon entering, a porch leads into the spacious lounge, which benefits from a double glazed bay window to the front aspect, built-in storage, and an electric fire with feature surround. The modern kitchen/diner is fitted with a range of wall and base units, electric oven and hob with extractor, and plumbing for a washing machine, with dual aspect windows providing plenty of natural light. A rear porch with double glazed windows and door gives access to the private, lawned rear garden and patio area.

Upstairs, there are two bedrooms, with the main bedroom featuring built-in wardrobes and a double glazed window to the front. The family bathroom is fitted with a combination hand wash basin and W/C, bath with electric shower over, and a chrome towel radiator. The property is equipped with gas and solar heating, and falls within Council Tax Band A.

This freehold home is conveniently located close to the town centre and public transport, making it an ideal choice for a range of buyers.

** Solar panels provide approx £1000.00 return under FIT Scheme.

Contact Pattinson Sunderland to arrange a viewing: 0191 514 3929

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £89,500

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

External Front

Private enclosed block paved garden, gated access to rear aspect;



Porch

1.83m x 0.91m (6'0" x 2'11")

Composite part glazed door leading to entrance, laminate flooring, door to;



Lounge

4.85m x 3.66m (15'10" x 12'0")

Double glazed bay window to front aspect, stairs to first floor, gas central heating radiator, built in storage, electric fire with feature surround, doors to;



Lounge.



Kitchen / Diner

4.85m x 2.44m (15'10" x 8'0")

A range of wall and base units with contrasting roll top work surfaces, stainless steel sink with mixer tap over, tiled splashbacks, electric oven, electric hob with extractor over, plumbing for washing machine, space for fridge freezer, gas central heating radiator, laminate flooring, dual aspect double glazed window to side and rear aspects, UPVC door leading to;



Kitchen / Diner.



Rear Porch

Double glazed windows, door leading to garden;



First Floor Landing

Loft access, doors to;

Bedroom One

3.91m x 3.00m (12'9" x 9'10")

Double glazed window to front aspect, gas central heating radiator, built in wardrobes;



Bedroom Two

2.72m x 2.34m (8'11" x 7'8")

Double glazed window to rear aspect, gas central heating radiator;



Family Bathroom

2.39m x 1.52m (7'10" x 4'11")

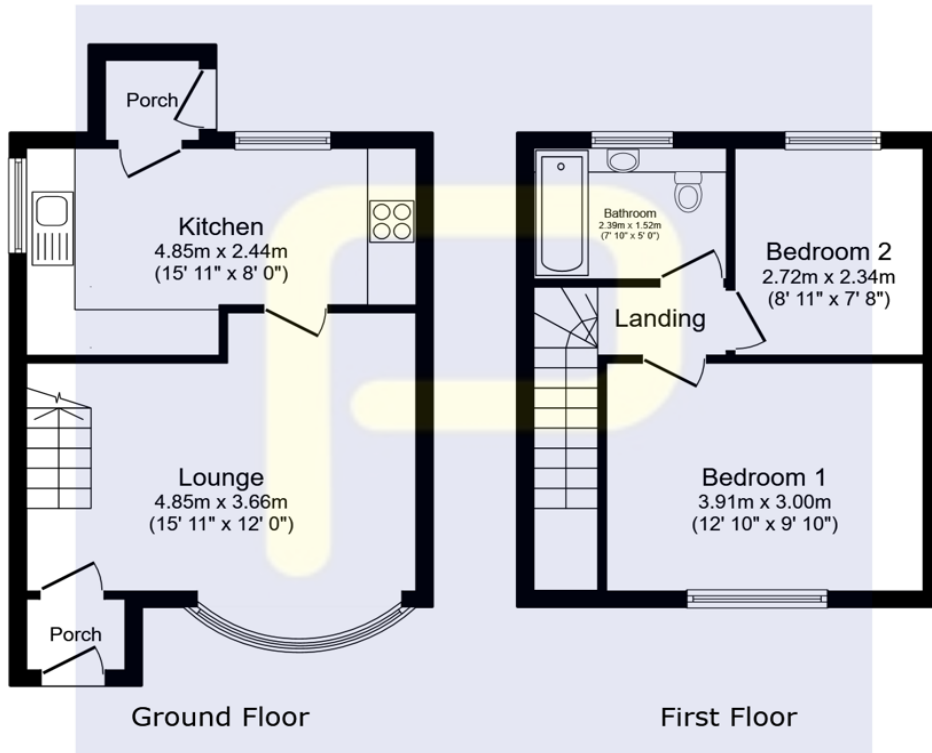
A suite comprising; Combination hand wash basin and W/C, bath with electric shower over, gas central heating chrome towel radiator, combi boiler, vinyl flooring, double glazed window to rear aspect;



External Rear

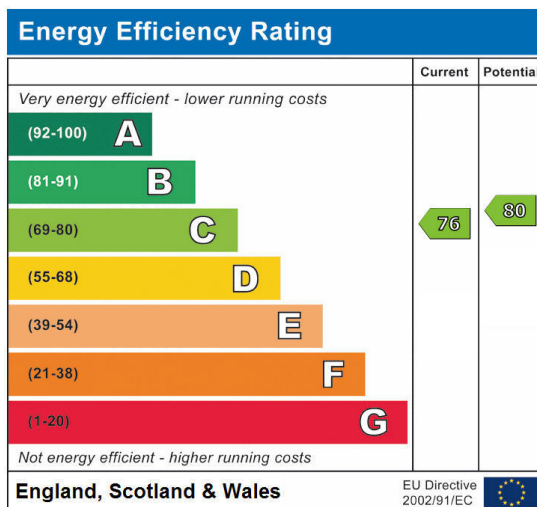
Private enclosed lawned garden, patio area, gated access to front garden;





Total floor area: 60.1 sq.m. (646 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Riddings Road, Sunderland, Tyne and Wear, SR5 5LS

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

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