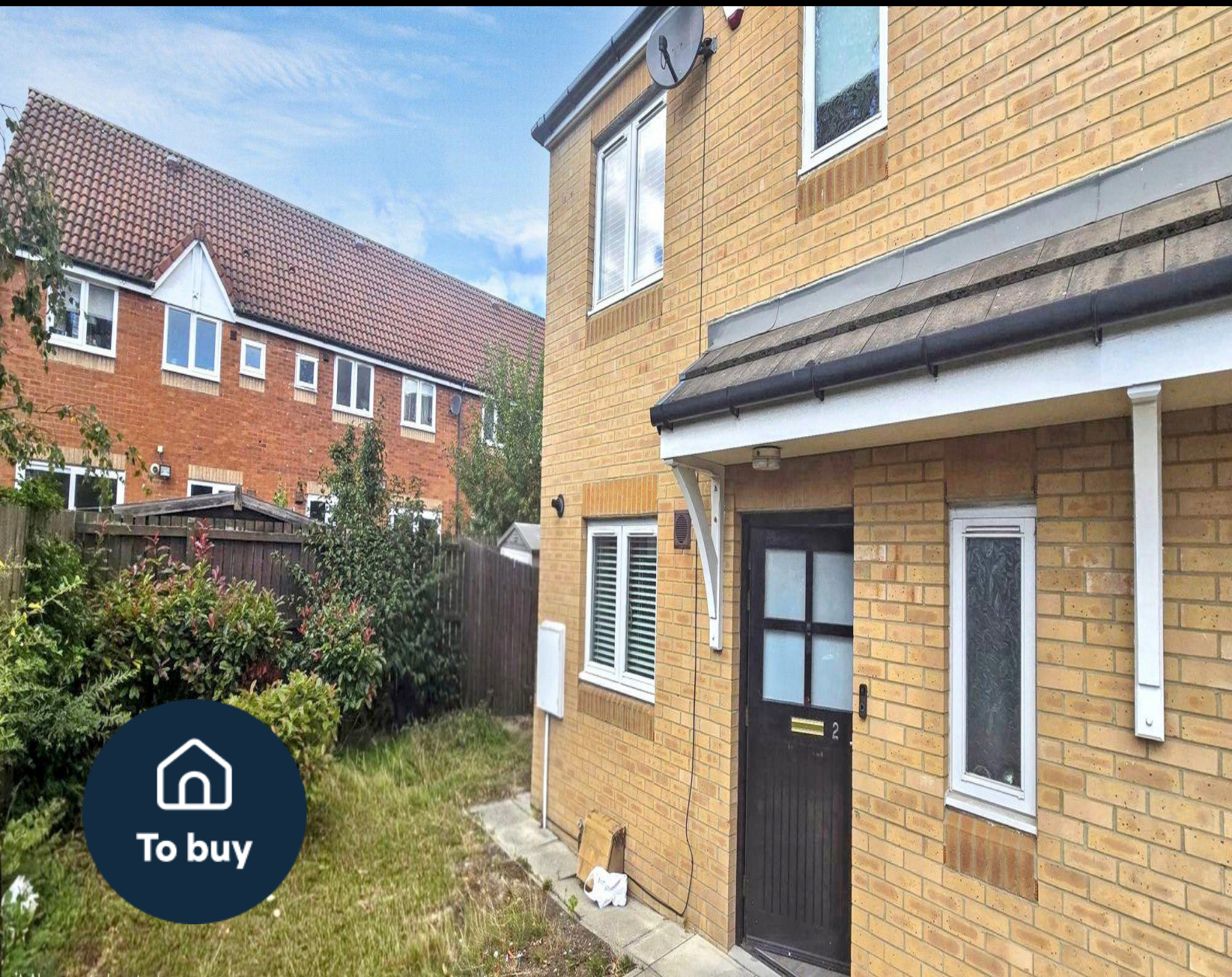




3 bed semi-detached house to buy in SR4

Moorland Square, Pallion, Sunderland,
Tyne and Wear, SR4 6AJ

£110,000

 x3  x1  x1

Tenure

Share Of Leasehold

Allocated parking

Property features

- ✓ 3 bedroom semi-detached
- ✓ 25% Ownership
- ✓ Popular location
- ✓ Huge potential
- ✓ 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**

Description

*** This can be bought as a 25% share of ownership ***additional rental charge will then be due of £105.98p payable weekly***

Pattinson estate agents are pleased to offer this delightful three-bedroom, semi-detached family home situated in the sought-after Pallion Park area of Sunderland. Offered as either 100% ownership, or a 25% shared ownership at £24,950, with vacant possession. It presents an excellent and affordable opportunity for first-time buyers and families wishing to relocate.

Key Features

- Potential of 25% share of ownership, with a weekly rental charge of £105.98 payable to the majority (75%) shareholder
- Vacant possession – ready to move in
- Spacious living areas and well-appointed kitchen
- Three bedrooms, including a generous second-floor room
- Office/nursery room, ideal for flexible family needs
- Large private lawned gardens to both rear and side
- Allocated car parking space
- Excellent access to Sunderland centre and the North East region via road and public transport
- Proximity to local amenities, shopping, and reputable education facilities

Accommodation Details

- Ground Floor: Welcoming entrance hall, well-appointed kitchen, large living area, downstairs W/C
- First Floor: Two generous bedrooms, office/nursery room, and family bathroom
- Second Floor: Spacious additional bedroom

Shared Ownership and Rental Terms

- If purchasers decide to take 25% of the property, the remaining 75% will be held by a majority shareholder
- Weekly rental charge: £105.98, payable to the majority shareholder in this instance
- New owners must then meet certain criteria and be approved by the majority shareholder, who will assess affordability

Suitability

This property is ideally suited for:

- First-time buyers, and those seeking a cost-effective route onto the property ladder
- Families looking for flexible living space and access to good schools and amenities

Additional Information

Please note that the property would benefit from some decorative improvements, allowing new owners to add their personal touch.

For further details or to arrange a viewing, please contact the Sunderland team at Pattinson estate agents.

Council Tax Band: B

Tenure: Share Of Leasehold

Length of Lease: 107

Annual Service Charge Amount: £5,510.00

Service Charge Review Period: Yearly

Shared Ownership Percentage: 25

Price: £110,000

Property Type: Semi-detached house

Parking: Allocated

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



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Nursery/office



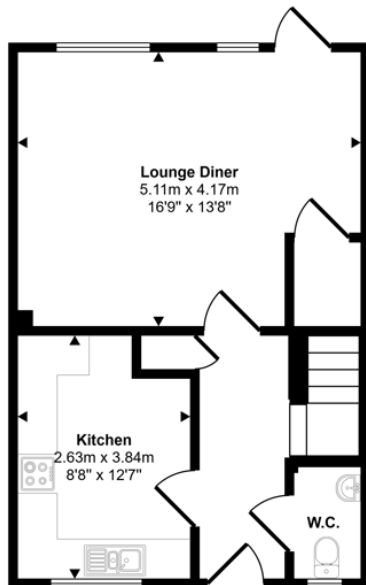
Family Bathroom



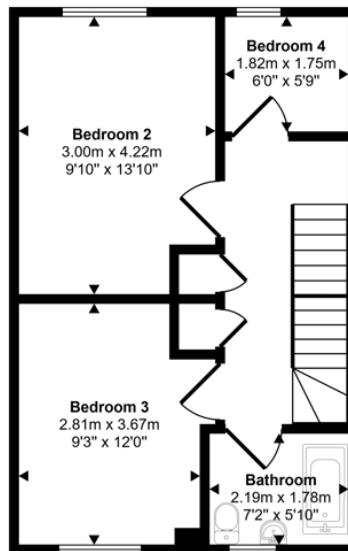
Downstairs W/C



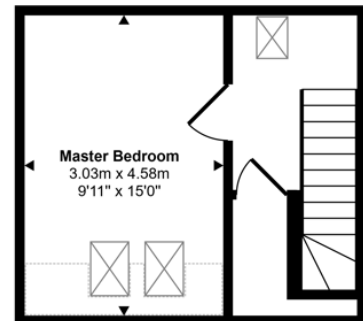
Approx Gross Internal Area
105 sq m / 1135 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft



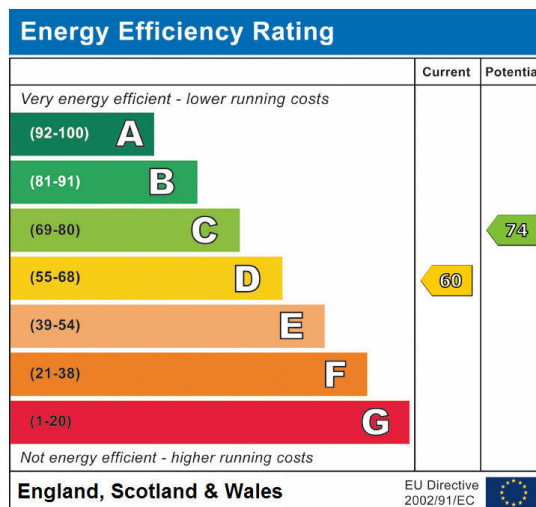
First Floor
Approx 41 sq m / 440 sq ft



Second Floor
Approx 23 sq m / 250 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.



Moorland Square, Pallion, Sunderland, Tyne and Wear, SR4 6AJ

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

