



Auction

3 bed apartment to buy in SR4

Lyndhurst Terrace, Sunderland, Tyne and Wear, SR4 6SQ

£40,000 Starting Bid

 x3  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ 3 bedroom ground floor flat
- ✓ Popular location
- ✓ 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**

Description

Pattinson Estate Agents are delighted to welcome to the market this excellent three-bedroom ground floor flat, located on the highly popular Lyndhurst Terrace, Pallion, Sunderland (SR4 6SQ).

This property represents an exceptional, turnkey "buy-to-let" investment opportunity.

Property Overview and Accommodation

The ground floor accommodation opens into a secure private entrance hallway leading to all primary rooms. It features a spacious lounge ideal for relaxing, a functional fitted kitchen with ample workspace, and a fitted three-piece family bathroom suite.

The sleeping arrangements comprise three well-proportioned bedrooms, including a generous master double room, a versatile second bedroom, and an additional single room. Externally, the property benefits from double glazing, central heating, and access to an enclosed rear yard.

Location and Amenities

The flat occupies a fantastic position in the heart of the SR4 district. It sits within short walking distance of the Pallion Retail Park, local schools, cafes, and supermarkets.

It is incredibly well-placed for healthcare staff working at the nearby Sunderland Royal Hospital, or students and professionals commuting into Sunderland City Centre.

Strong regional road networks and nearby Metro links ensure effortless transit across Tyne and Wear.

For further details, to request the legal pack, or to arrange an internal inspection, please contact the dedicated team at the Pattinson Sunderland Branch.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 956

Price: Starting Bid £40,000

Property Type: Apartment

Parking: On 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



Kitchen



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Lyndhurst Terrace, Sunderland, Tyne and Wear, SR4 6SQ

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.

