



3 bed semi-detached house to buy in SR4

Fourstones Road, Sunderland, Tyne and Wear, SR4 6XB

£115,000

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ 3 bedroom family home
- ✓ Vacant possession
- ✓ Desirable location
- ✓ Envable corner plot
- ✓ EPC Rating C

On Street parking

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 rarely available three-bedroom semi-detached family home, perfectly positioned on a generous corner plot in the heart of Sunderland.

Offered with no onward chain, this property presents a fantastic opportunity for families, first-time buyers, or savvy investors.

Property Key Features

Prime Location: Ideally situated near Sunderland Royal Hospital, local shops, and excellent transport links.

Spacious Living: Includes two dedicated reception rooms (Lounge and Dining Room).

Outdoor Space: Substantial rear garden featuring lawn and patio areas with gated side access.

Investment Potential: Available with vacant possession or as a ready-made investment opportunity.

Accommodation Details

Entrance Hall: Welcoming entry with stairs to the first floor.

Lounge: A bright and spacious family living area.

Dining Room: Secondary reception room, ideal for formal dining or a home office.

Kitchen: Functional space with integrated appliances and direct access to the rear garden.

Bedrooms: Three well-proportioned bedrooms located on the first floor.

Family Bathroom: Complete with a modern suite.

Externally

The property sits on an enviable corner plot. To the rear, there is a private garden with an outbuilding for storage, and a gated side entrance.

Interested in a Viewing?

Early viewing is highly recommended to appreciate the size and potential of this home.

Contact the Pattinson Sunderland team today:

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Semi-detached house

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(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 	

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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

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