



2 bed semi-detached house to buy in SR4

Huntley Square, Sunderland, Tyne and Wear, SR4 8DD

£104,950

 x 2  x 1  x 1

Tenure

Freehold

Property features

- ✓ 2 bedroom semi-detached house
- ✓ Popular location
- ✓ Vacant possession
- ✓ Very large plot
- ✓ EPC Rating D

Driveway parking

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**

Description

Pattinson Estate Agents are delighted to bring to the market this fantastic two-bedroom semi-detached property, situated in the highly popular residential area of Huntley Square, Sunderland.

Offered with the benefit of vacant possession and no onward chain, this home represents an exceptional opportunity for first-time buyers looking to put their own stamp on a property, or savvy investors seeking a high-yield addition to their rental portfolio.

The front of the property boasts excellent kerb appeal, featuring a well-maintained front garden alongside a private driveway that provides convenient off-street parking.

Upon entering, the ground floor layout offers a welcoming entrance leading into a spacious lounge, which serves as a bright and comfortable area for relaxation. The kitchen sits adjacent, offering a functional space with great potential for modernization to suit contemporary tastes.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering ample space for storage and bedroom furniture. A family bathroom serves the first floor, providing a practical layout ready for the new owner's personal touch.

The entire internal space provides a blank canvas, perfect for anyone wishing to design a home to their exact specifications.

The true highlight of this property is the spectacular, massive rear garden. This expansive outdoor space is a rare find for a semi-detached home in this area, offering endless possibilities for landscaping, outdoor entertaining, children's play areas, or even future property extensions subject to the necessary planning permissions.

Located in the heart of SR4, this home enjoys easy access to local amenities, reputable schools, and excellent transport links into Sunderland city centre and the wider Tyne and Wear region.

Early viewing is highly recommended to fully appreciate the size of the plot and the potential on offer. Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: £104,950

Property Type: Semi-detached house

Parking: Driveway

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



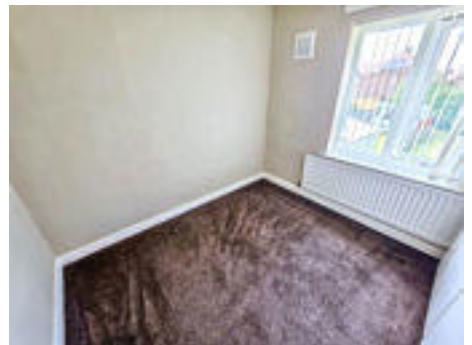
Kitchen



Bedroom 1



Bedroom 2



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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:

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