



To buy

3 bed terraced house to buy in

Beachville Street, Sunderland, Tyne and Wear, SR4 7NA

£144,950

 x 3  x 1  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ Very well presented
- ✓ Ideal for first time buyers and growing families
- ✓ EPC Rating D

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 welcome to the market this deceptively spacious three-bedroom mid-terrace house, situated on the highly popular Beachville Street in Sunderland (SR4).

This property represents a fantastic opportunity for a variety of buyers, including growing families looking for extra space, first-time buyers eager to take their first step onto the property ladder, or savvy investors seeking a high-demand rental asset with a strong potential yield.

Ground Floor

The property opens into a welcoming entrance vestibule and a central hallway, which features practical tile flooring throughout

To the front of the home is a light and airy lounge. This principal living space is centered around a large double-glazed window that floods the room with natural light, creating a warm and inviting atmosphere for relaxation.

Directly behind the lounge sits a separate, generous dining room. This versatile second reception room offers ample space for a large family dining table, making it an ideal hub for entertaining guests, hosting family meals, or adapting into a secondary lounge area.

Positioned at the rear, the kitchen is equipped with a functional range of fitted wall and base units with contrasting work surfaces. It includes an oven and hob, space for additional freestanding appliances, and access to the remaining ground floor rooms.

Conveniently located just off the kitchen is the fully fitted ground floor family bathroom. This space features a classic white three-piece suite, including a panelled bath with an overhead shower connection, a pedestal wash hand basin, and a low-level WC.

A rear door from the kitchen area provides direct access out to the courtyard.

First Floor Accommodation

Moving upstairs, the central landing area guides you to three well-proportioned bedrooms, providing a peaceful and private sleeping area away from the main living zones.

The master bedroom is a spacious double room located at the front of the house, offering plenty of floor space for a large bed and freestanding wardrobes.

The second bedroom is another excellent double room, quietly positioned overlooking the rear aspect.

The third bedroom is a versatile single room, which could easily serve as a child's bedroom, nursery, or a dedicated home office for those working remotely.

External Features & Location

Externally, the property benefits from an enclosed, private rear courtyard. This outdoor space is paved for low maintenance and features an electric roller shutter door, providing secure, off-street parking if desired.

Beachville Street is ideally located within easy reach of Sunderland City Centre, the University of Sunderland, and excellent local shopping amenities. Commuters will appreciate the nearby public transport links, including local bus routes and Metro stations, as well as superb road connections via the A690 and A19.

To truly appreciate the space and location on offer, an internal inspection is highly recommended. Please contact the Pattinson Sunderland Branch directly to arrange your viewing appointment.

Council Tax Band: A

Tenure: Freehold

Price: £144,950

Property Type: Terraced House

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Dining Room



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Beachville Street, Sunderland, Tyne and Wear, SR4 7NA

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

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