



3 bed end of terrace house to buy in SR3

Niccolive Road, Sunderland, Tyne and
Wear, SR3 2GQ

£137,200 Fixed Price

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ 30% Discount from market value
- ✓ Eligibility criteria apply
- ✓ 3 bedroom family home
- ✓ Immaculately presented
- ✓ EPC Rating B

Driveway parking

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **B**
- ✓ 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 modern and impeccably presented three-bedroom terraced family home located in this highly desirable community within Sunderland.

Offered via the exclusive Discount Market Value (DMV) scheme, eligible buyers can purchase this property at an asking price of £137,200, representing a 30% discount off its full overall market value. This presents an exceptional, low-cost homeownership opportunity for local buyers and growing families looking to secure a beautiful property in a sought-after location.

Occupying a popular residential position, the home offers excellent access to local amenities, reputable schools, and key transport routes like the A19.

The property opens into a welcoming and bright entrance hallway featuring stairs leading up to the first floor and access to a convenient ground floor cloakroom/W.C. Off the hallway sits a modern kitchen and dining area is fitted with a contemporary range of wall and base units, contrasting work surfaces, and dedicated space perfect for family meals and entertaining.

To the rear, a spacious and airy lounge boasting neutral décor and large double-glazed windows that flood the family living area with natural light.

There is also a convenient ground floor W/C

The first-floor landing provides access to all upper rooms and convenient integrated storage.

The master bedroom is a generous double room finished to a high standard, while the second bedroom is another well-proportioned double overlooking the rear aspect.

The versatile third bedroom functions perfectly as a child's room, dressing area, or dedicated home office space.

All rooms are served by a pristine family bathroom featuring a contemporary white suite with a low-level WC, wash hand basin, and panelled bath with an overhead shower.

Externally, the front aspect presents an inviting, low-maintenance plot offering great kerb appeal. The rear of the property opens out into a private, enclosed family garden combining an ideal patio space for outdoor dining with a lawned area safe for both children and pets.

Situated in a highly regarded pocket of Sunderland, Niccolive Road benefits from superb connectivity. Local shopping facilities, supermarkets, and primary schools—such as Farrington Academy—are all within easy reach. For commuters, excellent public transport links and nearby arterial roads provide straightforward access to Sunderland City Centre, Durham, and Newcastle.

Early internal viewing is highly recommended to fully appreciate the contemporary finish and space on offer.

Council Tax Band: B

Tenure: Freehold

Price: Fixed Price £137,200

Property Type: End of terrace 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



Dining Room



W/C



Bedroom 1



Bedroom 2

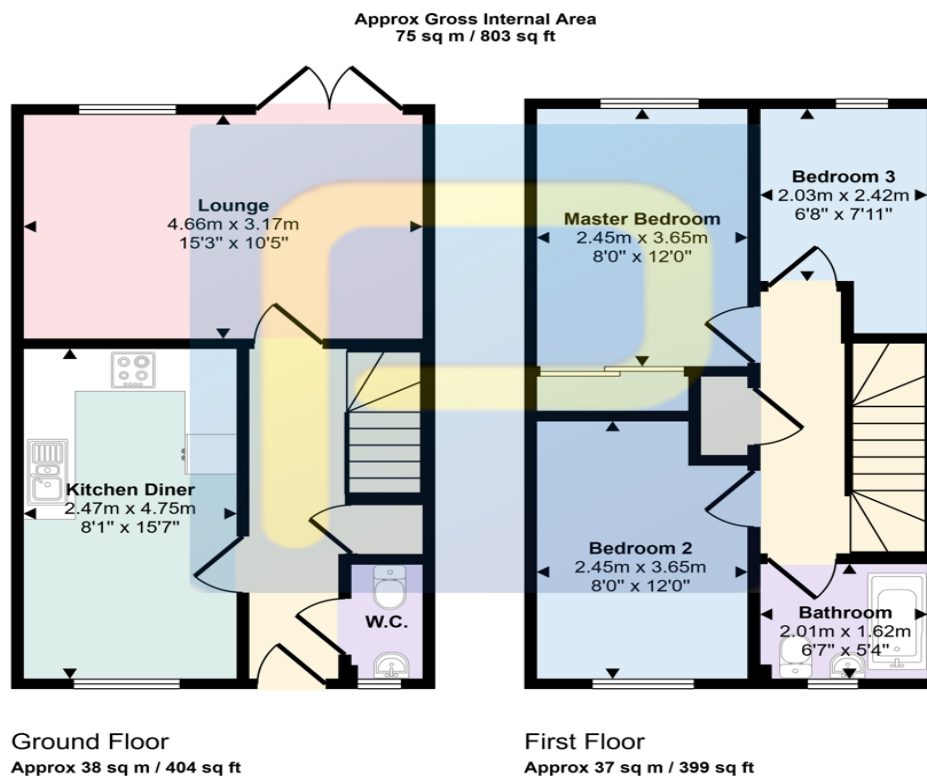


Bedroom 3

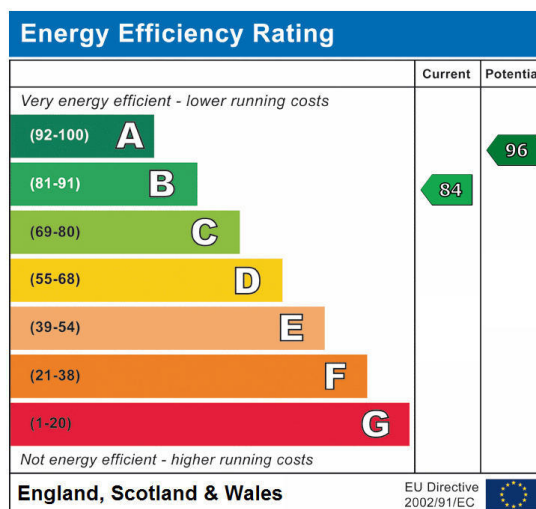


Bathroom





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.



Niccolive Road, Sunderland, Tyne and Wear, SR3 2GQ

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

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