



2 bed cottage to buy in SR2

Villette Brooke Street, Sunderland, Tyne and Wear, SR2 8HF

£30,000 Starting Bid

 x 2  x 2  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ ** FOR SALE VIA ONLINE AUCTION
- FEES APPLY **
- ✓ 2 Bedroom cottage property
- ✓ 3rd bedroom split in to
office/shower room
- ✓ Blank canvas
- ✓ 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

**** FOR SALE VIA ONLINE AUCTION - FEES APPLY ****

Pattinson estate agents are delighted to offer a brilliant opportunity to acquire this spacious three-bedroom mid-terrace property situated in the high rental demand area of Hendon, Sunderland.

This property requires a little TLC throughout but offers excellent scope to add value, making it an ideal purchase for buy-to-let investors, builders, or families looking to put their own stamp on a home. The property also benefits from fully owned solar panels, providing excellent energy efficiency and reduced utility costs with no lease restrictions.

The ground floor layout features two bedrooms positioned at the front of the property, with a central living room acting as the heart of the home. Accessible directly off the living room is the flexible third bedroom, which has been intelligently partitioned into an office/playroom alongside a convenient disability-friendly shower room.

To the rear of the property is the kitchen, which leads through to a secondary shower room and a separate toilet.

This single-storey layout provides excellent accessibility and great flexibility for modern family living, remote working, or multi-generational households.

Externally, the property benefits from an enclosed rear yard featuring a highly desirable detached garage.

This space accommodates one car and includes a dedicated workshop area, all securely accessible via an electric roller shutter door. Situated in a popular residential pocket of Sunderland, the area boasts strong rental demand due to its close proximity to local amenities, schools, transport links, and the city centre.

Early viewing is highly recommended to appreciate the sheer size and potential on offer.

Please our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

Property Type: Cottage

Parking: On Street

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

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



Office/playroom



Shower room



W/C



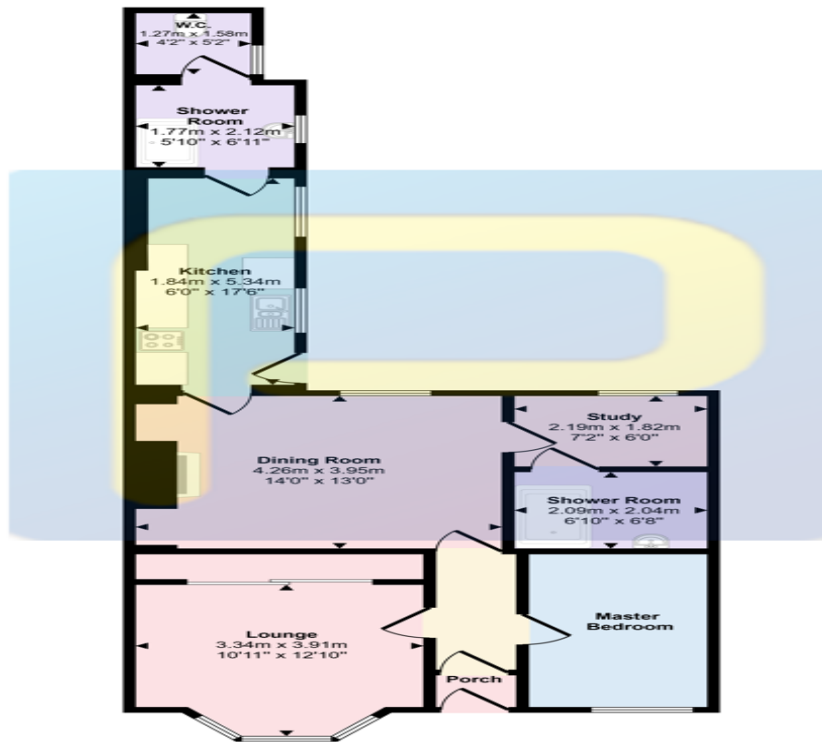
Shower room 2



Garage



Approx Gross Internal Area
72 sq m / 773 sq ft



Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	74
(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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