



To buy

3 bed semi-detached house to buy in SR3

Rosary Gardens, Sunderland, Tyne and Wear, SR3 2GJ

£230,000

 x 3  x 2  x 1

Tenure

Freehold

Property features

- ✓ 3 bedroom family home
- ✓ Popular location
- ✓ Immaculately presented
- ✓ Recent development
- ✓ EPC Rating B

Driveway parking

Key Information

- ✓ Council Tax: **Band C**
- ✓ 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 bring to the market this modern three-bedroom semi-detached family home located in the highly sought-after and exclusive Birches Development in Doxford, Sunderland.

Ideally suited for growing families, this beautifully presented property offers spacious, contemporary accommodation that truly is not to be missed

Nestled within the beautifully landscaped Chapelgarth footprint and surrounded by protected estate parklands, this development is perfectly positioned for modern family life.

Residents enjoy an upscale neighbourhood feel that remains within walking distance of Doxford International Business Park and the premium David Lloyd Leisure Club.

The location also boasts excellent school catchments—including the acclaimed Benedict Biscop CE Academy and Mill Hill Nursery School—giving young families access to highly regarded education right on their doorstep.

Upon entering the property, you are welcomed by an inviting entrance hallway that leads into a bright and airy living room, perfect for family relaxation. The heart of the home is the modern kitchen diner, which provides an excellent space for entertaining and everyday dining, complemented by a convenient downstairs WC.

Upstairs, the home features three good-sized bedrooms, including a generous master bedroom complete with a private en-suite, alongside a contemporary family bathroom.

Externally, the property features a fantastic, private enclosed rear garden with a dedicated patio area, making it an ideal space for outdoor dining and children's play. To the front and side, a spacious driveway provides ample off-street parking.

Everyday convenience is right on your doorstep with major supermarkets nearby, while regional leisure options like Herrington Country Park and the Silksworth Sports Complex are just a short drive away.

Commuters will benefit from unrivalled connectivity, with immediate access to the A19, A1(M), A1231, and A690 ensuring seamless travel to Sunderland City Centre, Durham, and Newcastle

Please contact our Sunderland team for further details

Council Tax Band: C

Tenure: Freehold

Price: £230,000

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



Dining Room



W/C



Bedroom 1



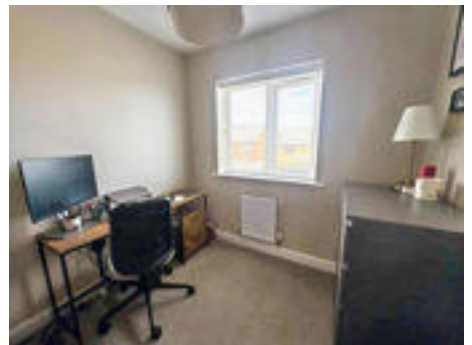
en suite



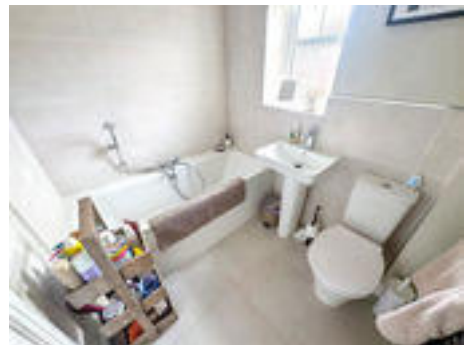
Bedroom 2



Bedroom 3



Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(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:

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