



5 bed terraced house to buy in

Peel Street, Sunderland, Tyne and Wear,
SR2 8ED

£85,000 Starting Bid

 x 5  x 2  x 2

Tenure

Freehold

Off Street parking

Property features

- ✓ For sale via online auction
- ✓ Substantial 5 bedroom property
- ✓ Huge potential
- ✓ Tenant in situ
- ✓ 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 present this substantial terraced property, perfectly positioned in the highly sought-after SR2 postcode of Sunderland. This is a prime opportunity for buyers looking to acquire a significant period home with vast "value-add" potential.

The Opportunity

Exceeding the dimensions of a standard terrace, this expansive residence offers significant internal volume and versatility. While currently arranged as a substantial single dwelling, the property's proportions and layout reflect its historic multi-occupancy residential use. This presents a compelling opportunity for a new owner to explore the potential for returning the building to a high-capacity investment, subject to the necessary planning investigations regarding its historic certificate of lawful use.

Key Highlights:

Immediate Potential: Currently generating £700 PCM (£8,400 per annum) with a tenant in situ, providing a steady income stream from day one.

Substantial Footprint: An impressive layout featuring 5 spacious bedrooms, 2 reception rooms, and 2 bathrooms, offering the scale and character typical of this prestigious area.

Modernisation Project: The property is subject to a Sunderland Council Improvement Order. This offers a clear blueprint for refurbishment, allowing a new owner to renovate to their own taste, add significant capital value, and create a truly standout residence.

Prime Location: Situated in the heart of SR2, an area consistently in high demand due to its proximity to local parks, transport links, and Sunderland city centre.

Why Choose This Property?

Whether you are looking to restore a large traditional terrace to its former glory or execute a modern refurbishment to maximise its rental potential, this property offers a rare "blank canvas" for those with a vision for growth and design.

Viewings & Legal Pack

Due to the scale of the building and its excellent location, we anticipate strong interest. We recommend an immediate viewing to appreciate the internal proportions and an early download of the legal pack to prepare for the auction.

Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Terraced House

Parking: Off Street

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



Dining Room



Kitchen



Bedroom 1



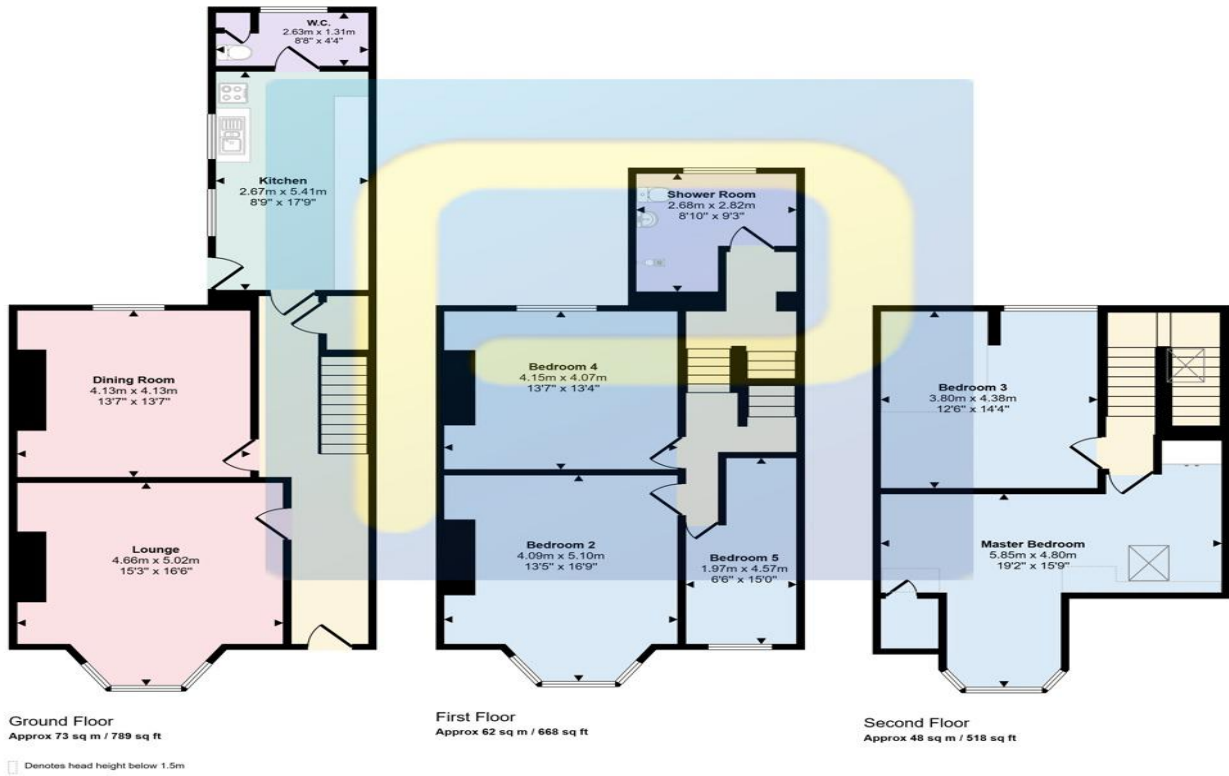
Bedroom 2



Bedroom 3



Approx Gross Internal Area
184 sq m / 1976 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Peel Street, Sunderland, Tyne and Wear, SR2 8ED

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

