



**3 bed detached house to buy in**  
Sutherland Drive, Sunderland, Tyne and  
Wear, SR4 8RJ

**£279,000**

**H x 3   D x 2   B x 1**

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Detached
- ✓ Two Reception Rooms
- ✓ Three Double Bedrooms
- ✓ Master with En-Suite
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Introducing to the market this impressive detached house located in the heart of Sunderland. Furnished with outstanding features, this residential property boasts a superb standard of living and is available for immediate sale.

The property presents three spacious double bedrooms, each boasting ample space to create a personal haven of relaxation. Two well-appointed bathrooms serve the property, ensuring there's no wait during those busy morning hours. Versatility is an additional key feature of this home, arriving by way of two expansive reception rooms ideal for entertaining or enjoying quiet family time.

Externally, the detached status of this dwelling designates it as ideal for those prioritising privacy and space. Situated within an inviting neighbourhood, the property is equally ideal for growing families, professionals or retirees.

Nestled in Sunderland, a city offering a rich mixture of city life, seafront serenity and historic charm, the location of this property delivers an assortment of amenities and facilities right on your doorstep. Sunderland's renowned transport links, shops, eateries and educational institutions are all within a stone's throw.

We invite interested parties to seize the opportunity to live in a home that pairs comforting privacy with the convenience of city living. Please contact Pattinson Estate Agents for more information and to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £279,000

Property Type: Detached House

Parking: Driveway

Heating: Gas

## Front Exterior

Definite kerb appeal with driveway.



## Living Room

4.60m x 2.90m (15'1" x 9'6")

Lovely Room benefitting a bay window.



## W.C



## Kitchen

Modern kitchen leading into dining area.



## Utility Room



## Living Room/Dining Room

7.20m x 6.90m (23'7" x 22'7")

Spacious lounge through dining area with french doors to rear garden.



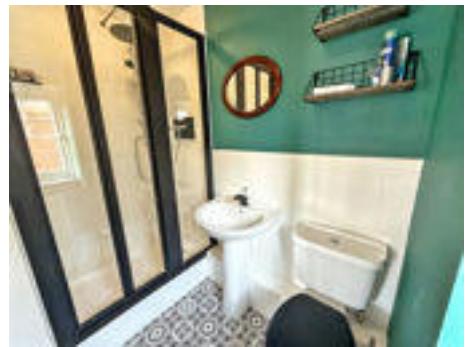
## Bedroom 1

3.60m x 3.00m (11'9" x 9'10")

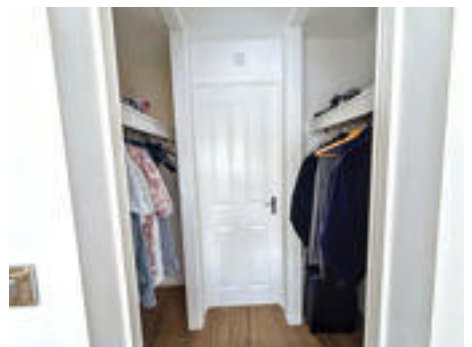
Light spacious double bedroom with walk in wardrobe and en-suite.



## En-Suite



## Walk In Wardrobe



## Bedroom 2

Second double bedroom.



## Bedroom 3

2.50m x 2.20m (8'2" x 7'2")

Third double bedroom.



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## Bathroom

Modern white three-piece bathroom .

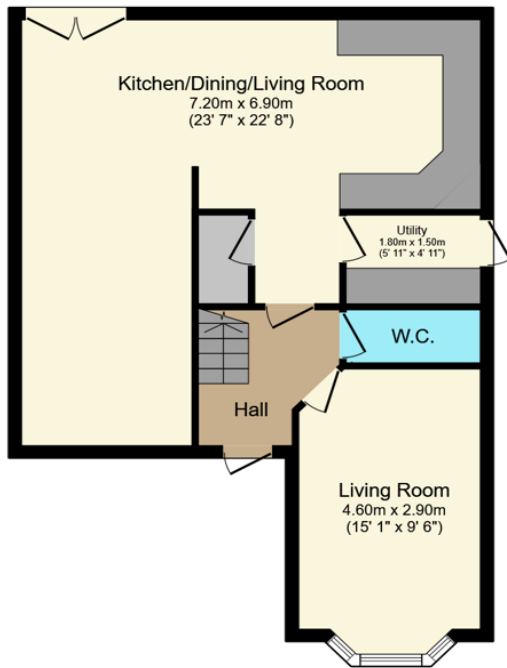


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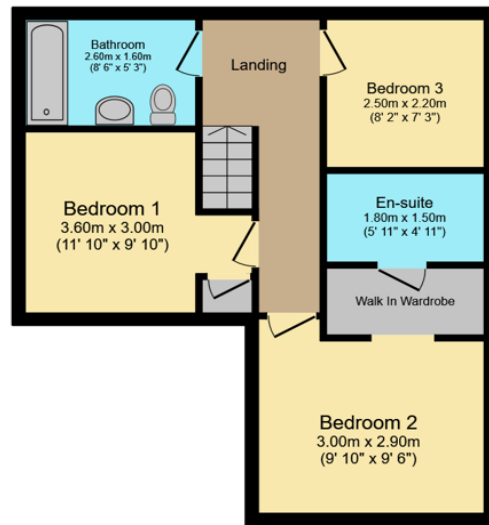
## Rear Exterior

Large rear low-maintenance garden with several entertaining areas.





**Ground Floor**  
 Floor area 62.3 sq.m. (671 sq.ft.)



**First Floor**  
 Floor area 48.5 sq.m. (522 sq.ft.)

**Total floor area: 110.8 sq.m. (1,193 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sutherland Drive, Sunderland, Tyne and Wear, SR4 8RJ

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

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 admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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