



To buy

### 3 bed cottage to buy in SR2

Canon Cockin Street, Hendon,  
Sunderland, Tyne and Wear, SR2 8PW

# £74,950

🛏 x3 🪑 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

✓ 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 thrilled to present to the market this three-bedroom mid-terraced home on Canon Cockin Street, Hendon.

Offered with no onward chain, this property is a standout opportunity for first-time buyers and investors alike, combining significant "value-add" potential with an exceptionally strong rental profile.

### Strong Rental Appeal & Investment Highlights

**High Yield Potential:** Similar 3-bedroom properties in this immediate area have achieved rental yields as high as 10%–12%.

**Growing Market:** Average rents in Sunderland saw a robust annual increase as of early 2025.

**High Tenant Demand:** Located in an area popular with families and professionals, driven by its proximity to Sunderland City Centre and major local employers.

### Property Features

**Spacious Accommodation:** Three well-proportioned bedrooms providing flexible living space.

**Huge Potential:** A "blank canvas" opportunity—modernisation could significantly enhance both the resale value and rental premium.

**Two Reception Rooms:** Includes a generous lounge and a conservatory, ideal for modern family living.

**External Space:** Benefits from a private, enclosed rear courtyard with gated access.

### Location

Perfectly positioned for convenience, the property is a short distance from the University of Sunderland and the vibrant Sunnyside Quarter, offering excellent access to shops, bars, and transport links.

Early viewing is essential to secure this high-potential investment.

To arrange a viewing, contact the Pattinson Sunderland Office today.

Council Tax Band: A

Tenure: Freehold

Price: £74,950

Property Type: Cottage

Parking: On 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



## Kitchen



## Conservatory



## Bedroom 1



## Bedroom 2



## Bedroom 3

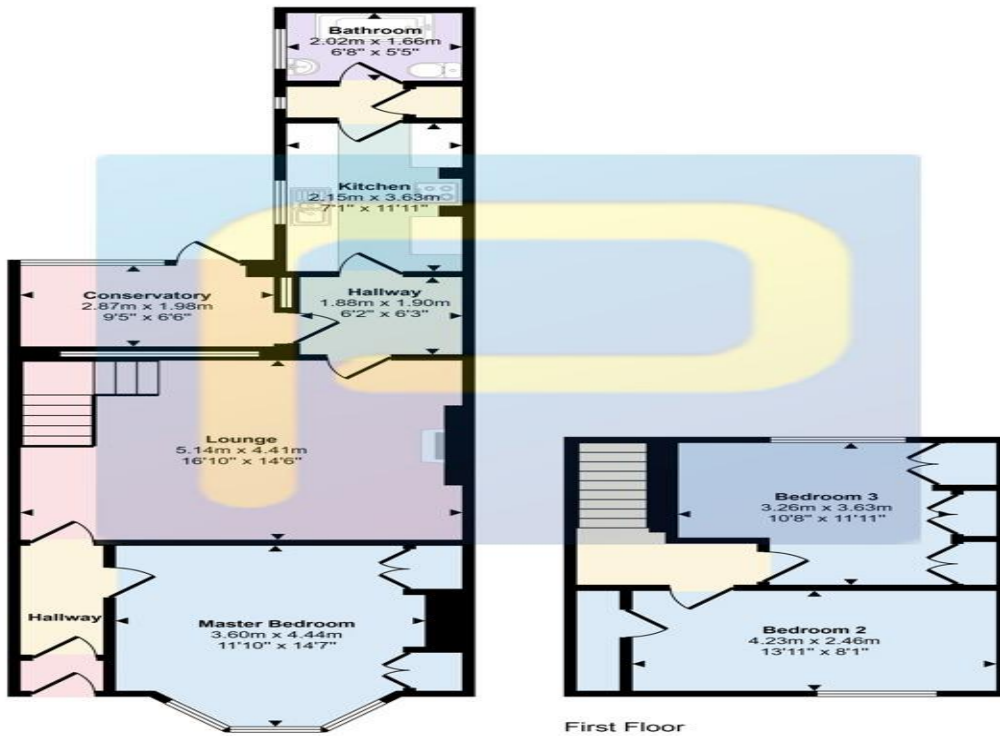


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## Bathroom



Approx Gross Internal Area  
97 sq m / 1048 sq ft



Ground Floor  
Approx 67 sq m / 725 sq ft

First Floor  
Approx 30 sq m / 323 sq ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Canon Cockin Street, Hendon, Sunderland, Tyne and Wear, SR2 8PW

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

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