



## 3 bed semi-detached house to buy in SR4

Fourstones Road, Sunderland, Tyne and Wear, SR4 6XB

# £125,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ 3 bedroom family home
- ✓ Vacant possession
- ✓ Desirable location
- ✓ Envious corner plot
- ✓ EPC Rating C

On Street parking

## 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

Pattinson Estate Agents are delighted to welcome to the market this rarely available three-bedroom semi-detached family home, perfectly positioned on a generous corner plot in the heart of Sunderland.

Offered with no onward chain, this property presents a fantastic opportunity for families, first-time buyers, or savvy investors.

### Property Key Features

**Prime Location:** Ideally situated near Sunderland Royal Hospital, local shops, and excellent transport links.

**Spacious Living:** Includes two dedicated reception rooms (Lounge and Dining Room).

**Outdoor Space:** Substantial rear garden featuring lawn and patio areas with gated side access.

**Investment Potential:** Available with vacant possession or as a ready-made investment opportunity.

### Accommodation Details

**Entrance Hall:** Welcoming entry with stairs to the first floor.

**Lounge:** A bright and spacious family living area.

**Dining Room:** Secondary reception room, ideal for formal dining or a home office.

**Kitchen:** Functional space with integrated appliances and direct access to the rear garden.

**Bedrooms:** Three well-proportioned bedrooms located on the first floor.

**Family Bathroom:** Complete with a modern suite.

## Externally

The property sits on an enviable corner plot. To the rear, there is a private garden with an outbuilding for storage, and a gated side entrance.

Interested in a Viewing?

Early viewing is highly recommended to appreciate the size and potential of this home.

Contact the Pattinson Sunderland team today:

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Semi-detached house

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



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 71      | 78  |
| (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  |

Fourstones Road, Sunderland, Tyne and Wear, SR4 6XB

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

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