



### 3 bed terraced house to buy in

Front Road, Sunderland, Tyne and Wear, SR4 0DB

# £94,950

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ 3 bedroom family home
- ✓ Popular location
- ✓ Huge potential
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are thrilled to welcome to the market this well-presented three-bedroom terraced home on Front Road, Sunderland.

Ideally suited for first-time buyers looking for an affordable step onto the property ladder or savvy investors seeking a high-demand rental asset, this freehold property combines comfort with a prime location in the heart of the SR4 community.

The interior features a spacious lounge perfect for relaxing, a well-laid-out kitchen and dining area, while the first floor offers three generously proportioned bedrooms and a modern family bathroom.

For those considering the investment potential, the area typically sees strong rental interest due to its proximity to Sunderland Royal Hospital and the city centre, with similar local properties achieving healthy yields.

The home is perfectly positioned for convenience, with local essentials just a short stroll away.

Excellent transport links via the nearby Metro and bus networks ensure easy commuting to the city centre and beyond, making it a practical choice for modern living.

To discover the full potential of this property or to book your viewing, please contact our dedicated team at the Pattinson Sunderland

Council Tax Band: A

Tenure: Freehold

Price: £94,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Living Room



## Kitchen



## Dining Room



## Bedroom 1



## Bedroom 2



## Bedroom 3

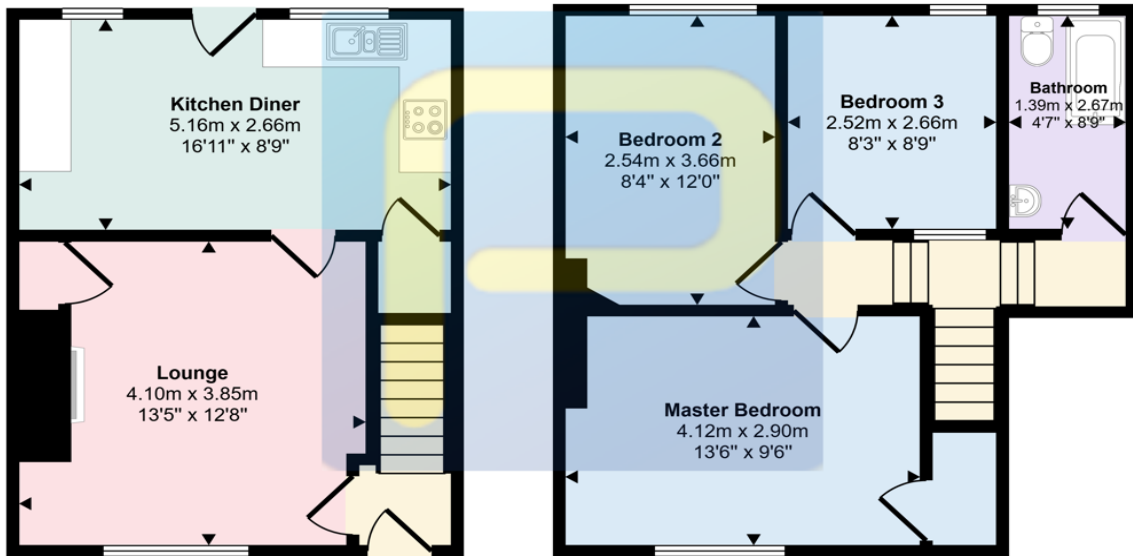


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## Bathroom



Approx Gross Internal Area  
74 sq m / 797 sq ft



Ground Floor  
Approx 34 sq m / 369 sq ft

First Floor  
Approx 40 sq m / 428 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>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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	

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

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

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