



3 bed terraced house to buy in
Peel Street, Sunderland, Sunderland, Tyne
and Wear, SR2 8ED

£144,995

 x 3  x 2  x 2

Tenure
Freehold

Off Street parking

Property features

- ✓ THREE BEDROOM MID TERRACE
- ✓ TWO RECEPTION ROOMS
- ✓ TWO BATHROOMS / GROUND FLOOR CLOAK
- ✓ MODERN FITTED KITCHEN / INTEGRATED APPLIANCES
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Pattinson Estate Agents welcome to the market this delightful three-bedroom, mid-terrace home, located in the thriving city of Sunderland. This residence boasts a generous selection of living amenities, elegantly spread across two floors.

The interior of the property is expertly designed to maximise comfort and utility. It includes three well-proportioned bedrooms, ensuring ample accommodation for a growing family or as guest rooms for visiting friends or relatives. The bedrooms are thoughtfully rendered to create a relaxing, tranquil space where you can shake off the day and unwind.

The heart of this Sunderland home consists of two beautifully presented reception rooms. They are well-lit and spacious, perfect for both entertaining guests and spending quiet afternoons with family. Whether you're hosting a dinner party or enjoying a quiet evening in, these rooms provide the perfect backdrop for any occasion.

Further benefits of this property include two pristine bathrooms and in addition to a ground floor cloakroom - a useful feature that enhances functionality in the home and serves as a practical solution for any bustling household.

Each room within the property is immaculately presented and maintains a perfect balance between classic and contemporary styles, contributing to the overall aesthetic appeal of the home.

This terraced house in Sunderland is perfect for those aspiring to acquire a harmonious blend of comfortable living in a modern and appealing property, located within a vibrant and accessible community. Given its many desirable original features, we highly anticipate interest in this property. Arrange a viewing today to truly appreciate what this home offers.

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £144,995

Property Type: Terraced House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

External Front

Private enclosed walled garden, block paved path leading to entrance;



Porch

0.83m x 1.05m (2'8" x 3'5")

Upvc part glazed door leading to entrance, Upvc part glazed door to;

Hallway

7.68m x 1.88m (25'2" x 6'2")

Stairs to first floor, gas central heating system, feature half panel walls, doors to;



Entrance/Hallway.



Lounge

5.07m x 4.60m (16'7" x 15'1")

Double glazed window to front aspect complemented by original oak window shutters, feature fire surround, solid wood flooring, gas central heating radiator, glazed double doors leading to;



Lounge.



Lounge..



Dining Room

4.49m x 4.01m (14'8" x 13'1")

Double glazed window to rear aspect, gas central heating radiator, built in storage, vinyl flooring;



Kitchen / Diner

5.12m x 2.87m (16'9" x 9'4")

A range of wall, base and display units and breakfast bar complemented by contrasting work surfaces, 1.5 composite sink with mixer tap over, double integrated electric oven, electric hob with extractor over, integrated microwave, integrated wine cooler, space for fridge freezer, gas central heating radiator, bulk head ceiling lighting, gas central heating radiator, vinyl flooring, double glazed window to side aspect, Upvc part glazed door leading to large yard, door to;



Kitchen/Diner.



Kitchen / Diner..



Utility / cloak

1.76m x 2.80m (5'9" x 9'2")

Walls units, roll top work surfaces, plumbing for washing machine, space for tumble dryer, combi boiler, w/c, vanity wash hand basin, extractor, recess lighting, double glazed window to side aspect;



First Floor Landing

Double glazed window to rear aspect complemented by original oak shutters, staircase to second floor, built in storage, doors to;



Bedroom One

4.28m x 3.92m (14'0" x 12'10")

Double glazed window to front aspect, gas central heating radiator, built in storage;



Bedroom Two

4.75m x 3.50m (15'7" x 11'5")

Double glazed window to rear aspect, built in wardrobes, gas central heating radiator, LVT flooring, door to;



Bedroom Two En-Suite

2.38m x 1.09m (7'9" x 3'6")

A suite comprising: Double walk in shower with mains shower over, combination vanity wash hand basin and w.c, chrome gas central heating radiator, extractor, LVT flooring, recess lighting;



Bedroom Two En-suite.



Family Bathroom

3.09m x 1.91m (10'1" x 6'3")

A suite comprising: Bath with mains shower over, pedestal wash hand basin, w.c, gas central heating radiator, part tiled walls, porcelain tiled flooring, double glazed window to front aspect;



Family Bathroom.



Second Floor Landing

Skylight, bespoke storage, door to;



Bedroom Three

5.71m x 3.37m (18'8" x 11'0")

Double glazed bay window to rear aspect, gas central heating radiator, laminate flooring, loft access;



Bedroom Three.



External Rear

Large private enclosed walled yard, remote control roller garage door providing off street parking;





Total floor area: 162.7 sq.m. (1,751 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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