



## 3 bed terraced house to buy in

Chester Terrace, Sunderland, Tyne and Wear, SR1 3SJ

# £119,950

 x3  x1  x1

Tenure

**Freehold**

Off 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 delighted to welcome to the market this spacious terraced home situated on the highly sought-after Chester Terrace, Sunderland (SR1).

Perfectly positioned in a popular residential area, this property is ideally located within walking distance of Sunderland City Centre, local shops, and excellent public transport links via the Metro and bus networks.

This impressive residence offers a fantastic opportunity for families or investors looking to put their own stamp on a property, as it requires a degree of modernisation throughout.

Property Features:

Spacious Family Home: Generous internal proportions offering great potential for a variety of layouts.

Three to Four Bedrooms: Depending on configuration, providing ample space for a growing family.

Two Reception Rooms: Including a bright lounge and a separate dining area, perfect for entertaining.

Prime Location: Situated in the heart of SR1, close to Sunderland University, major road links (A19), and highly regarded local schools.

External Space: Benefits from a private rear yard and a small enclosed front garden area.

Accommodation Briefly Comprises:

Entrance hallway, lounge, second reception room/dining room, kitchen and a family shower room. To the first floor, there are 3 well-proportioned bedrooms. Externally, the property features a yard to the rear with potential for off-street parking.

Early viewing is highly recommended to fully appreciate the size, location, and significant potential on offer. To arrange your viewing, please contact our dedicated Sunderland team

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Terraced House

Parking: Off 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

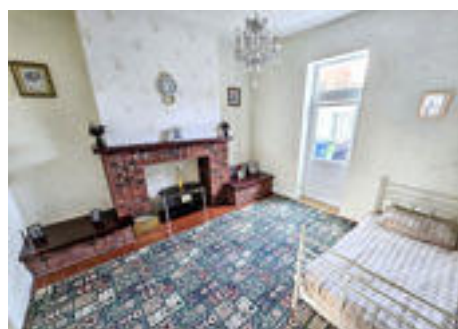
## Living Room



## Kitchen



## Dining Room



## Bathroom



## Bedroom 1



## Bedroom 2




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## Bedroom 3





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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