



1 bed terraced house to buy in
Kitchener Street, Sunderland, Tyne and
Wear, SR4 7QJ

£84,950

 x1  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ 1 Bedroom cottage property
- ✓ Historically 2 bedroom - easily returned
- ✓ Desirable location
- ✓ Vacant possession
- ✓ 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 present this unique historic cottage situated in the highly sought-after High Barnes area. Originally a traditional two-bedroom layout, this property has been thoughtfully redesigned to create a one-bedroom residence, boasting an impressively spacious living area that sets it apart from the standard terrace.

A Rare Opportunity with Planning Approved

This home offers a fantastic opportunity for those looking to put their own stamp on a character property. A major highlight for any developer or savvy buyer is that planning permission was granted in April 2025 to erect a rear dormer. This approval provides a clear pathway to significantly increase the living space and add substantial value, making it a dream project for those seeking a bespoke renovation.

Enhanced Living Space

The current standout feature of this home is the expansive lounge, created by opening up the original floor plan. This large, airy reception room provides a versatile space for both relaxing and dining, flooded with natural light. The generous proportions offer a level of comfort and scale rarely found in properties of this type.

Prime Location

Located on the desirable Kitchener Street, you are perfectly placed to enjoy:

Barnes Park: Just a short stroll away for beautiful green spaces.

Local Amenities: Excellent proximity to the Sunderland Royal Hospital, local shops, and highly-regarded schools.

Connectivity: Superb transport links to the A19 and Sunderland City Centre.

Key Highlights:

Historic "Sunderland Cottage" with unique character.

Modified layout featuring a vastly upsized lounge.

Planning Permission Granted (April 2025) for a rear dormer extension.

A true blank canvas in a premier residential location.

Private rear yard and no onward chain.

This property is a must-see for those seeking space, potential, and a confirmed opportunity for expansion. Early viewing is unreservedly recommended

Council Tax Band: A

Tenure: Freehold

Price: £84,950

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




Bedroom 1



Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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:

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

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