



### 3 bed semi-detached house to buy in SR3

Broadmeadows, East Herrington, Sunderland, Tyne and Wear, SR3 3RG

**£239,950**

🏠 x3 🚗 x1 🚗 x2

Tenure

**Leasehold**

Driveway & Garage parking

### Property features

- ✓ 3 Bedroom family home
- ✓ Desirable location
- ✓ Immaculate presentation
- ✓ Easy access to city centre and A19
- ✓ EPC Rating G

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: G
- ✓ Heating supply: Gas

## Description

Pattinson estate agents are proud to present an exciting opportunity to own a beautifully maintained three-bedroom semi-detached family home in the ever-popular East Herrington area of Sunderland. Perfectly suited for growing families, first-time buyers, and investors alike, this property combines comfort, convenience, and style in a prime residential setting.

### Location & Accessibility

Nestled in a tranquil residential street, this home offers easy access to a range of local amenities, including reputable schools, convenient shops, and inviting parks. Commuters will appreciate the excellent transport links, with nearby bus routes and quick access to the A19, making travel across Sunderland and beyond straightforward. The vibrant city centre, as well as coastal attractions, are just a short drive away.

### Property Overview

Upon entering, you are greeted by a welcoming hallway which leads into a spacious lounge, perfect for family relaxation or entertaining guests. The adjoining dining area seamlessly connects to a modern kitchen, creating an open and versatile living space. Upstairs, three generously sized bedrooms provide comfortable accommodation for all members of the family.

### Interior Features

- Bedrooms: Three well-proportioned bedrooms, each offering ample natural light and storage options.
- Bathroom: Contemporary family bathroom with quality fixtures and fittings.
- Kitchen: Modern fitted kitchen with integrated appliances, plentiful worktop space, and direct access to the utility area.
- Utility & Garage: Separate utility room providing extra convenience, with internal access to the attached garage for secure parking or additional storage.

## Exterior Features

- Rear Garden: Private, enclosed rear garden – perfect for children’s play, family gatherings, or quiet relaxation.
- Front Garden: Low-maintenance front garden enhancing kerb appeal and providing a welcoming first impression.
- Driveway & Garage: Off-street parking available via a spacious driveway, complemented by an attached garage.

## Buyer Appeal

Properties of this calibre in East Herrington are highly sought after. The home is presented in excellent condition throughout, ready for new owners to move straight in and make it their own. Early viewing is strongly recommended to avoid disappointment – this superb family home is sure to attract considerable interest.

## Arrange a Viewing

To arrange your viewing or for further information, please contact our office today. Don't miss your chance to secure this exceptional property

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 36

Annual Ground Rent Amount: £15.00

Price: £239,950

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Living Room



## Kitchen



## Dining Room



## Conservatory



## Utility



## Bedroom 1



## Bedroom 2



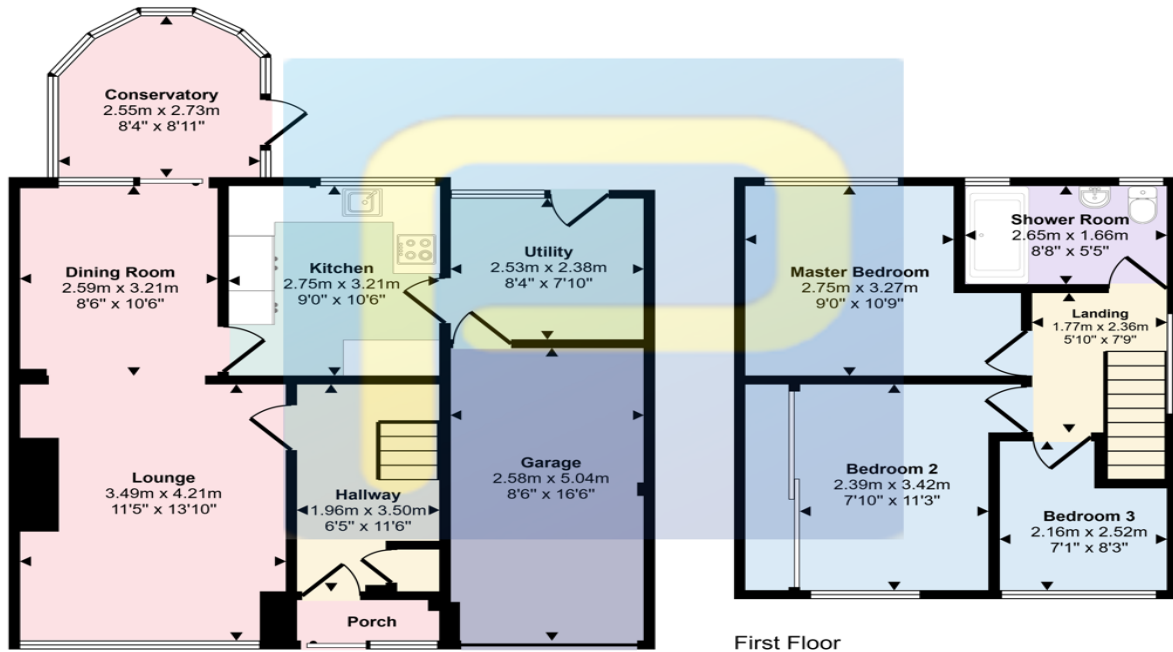
## Bedroom 3



## Family Bathroom



Approx Gross Internal Area  
107 sq m / 1147 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	1
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:  
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