



## 4 bed terraced house to buy in

Duncan Street, Sunderland, Tyne and Wear, SR4 6QR

# £99,950

🛏 x4 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ 4 bedroom cottage property
- ✓ Popular location
- ✓ Recent revamp
- ✓ Ideal for first time buyers and Investors
- ✓ 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 deceptively spacious four-bedroom mid-terrace house situated in the highly popular residential area of Pallion, Sunderland.

Offered with no onward chain, this versatile property represents a fantastic opportunity for growing families, first-time buyers, or buy-to-let investors looking to add a high-yield asset to their portfolio.

The ground floor layout offers excellent flexibility, beginning with a welcoming entrance hallway that leads into a bright and airy lounge perfect for family relaxation.

To the front of the property sits a generous room that serves as the fourth bedroom, though it could easily be utilised as a second reception room, formal dining space, or home office.

To the rear, the functional kitchen is fitted with a practical range of wall and base units, leading through to a rear lobby which grants access to the family bathroom.

Moving upstairs, the first-floor landing leads to three further well-proportioned bedrooms.

The master bedroom offers ample space for a double bed and additional storage furniture, while the second bedroom is another double overlooking the rear.

The third bedroom is a versatile single room ideal for a child's nursery, dressing room, or study.

Externally, the property features a private, enclosed yard to the rear with a secure gate leading to the back lane, providing a low-maintenance outdoor seating space.

While there is no designated off-street parking, ample on-street parking is available directly to the front of the terrace.

Perfectly situated on Duncan Street, the property benefits from an exceptional location within short walking distance of local shops, supermarkets, and excellent transport links including the Pallion Metro Station. Sunderland Royal Hospital and the University of Sunderland are also easily accessible, making this an incredibly high-demand area for both residential buyers and tenants.

Please contact our team at Pattinson Sunderland to book you early viewing

Council Tax Band: A

Tenure: Freehold

Price: £99,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Kitchen



## Bathroom



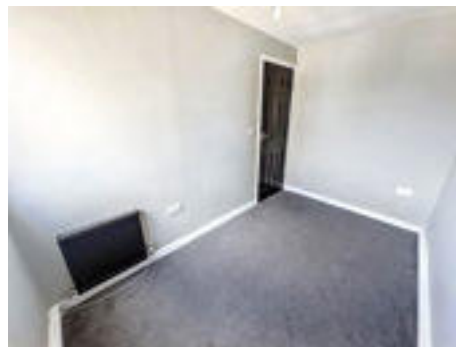
## Bedroom 1



## Bedroom 2

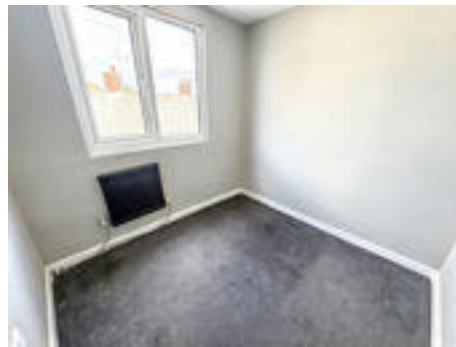


## Bedroom 3

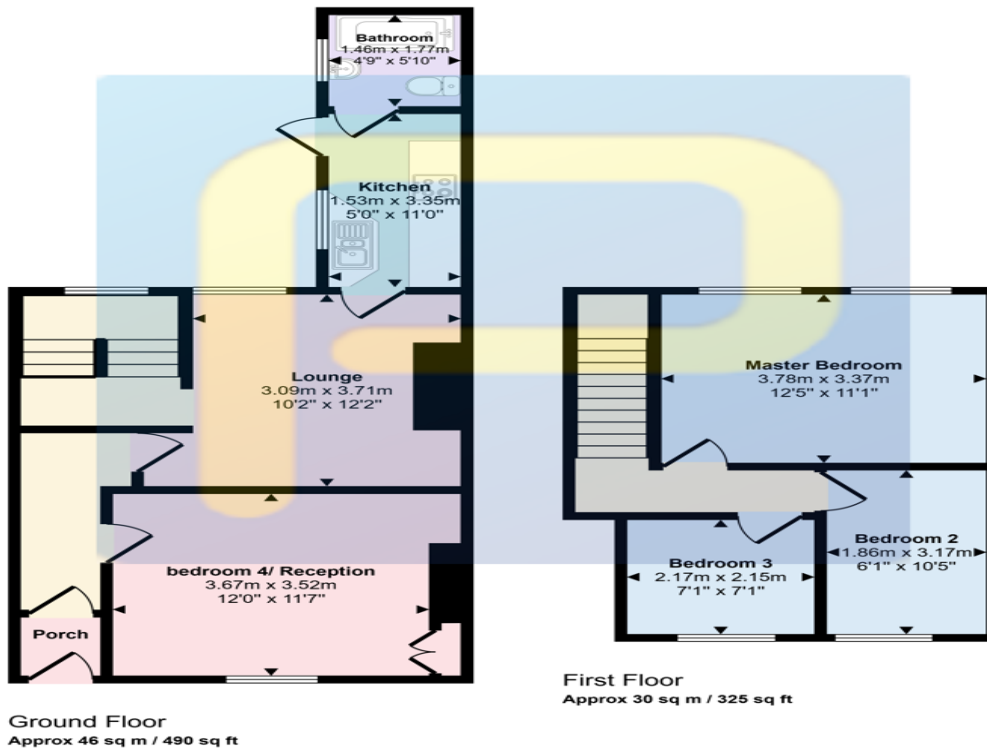


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## Bedroom 4



Approx Gross Internal Area  
76 sq m / 815 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>			77
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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