



## 4 bed end of terrace house to buy in SR2

Bambro Street, Hendon, Sunderland, Tyne and Wear, SR2 8LE

# £74,950

🏠 x4 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 4-bedroom family home
- ✓ Cash buyers only
- ✓ Popular investment area
- ✓ Tenanted Property
- ✓ 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

TO BE SOLD WITH TENANTS IN SITU

Pattinson Estate Agents are delighted to bring to market this substantial four-bedroom end of terrace property, perfectly positioned in the popular investment area of Hendon, Sunderland.

This property has huge potential for buyers willing to invest in its future. This home is an excellent option for those looking to add value or for investors seeking a rewarding project.

### Location

The property enjoys a prime location close to a variety of local amenities, shopping facilities, and well-regarded educational establishments. Sunderland city centre is just a short distance away, ensuring quick access to shops and entertainment. Excellent road and public transport connections provide easy travel throughout the North East, making this home ideal for commuters and families alike.

### Accommodation

On the ground floor, a welcoming entrance vestibule leads into a large master bedroom. The spacious living room flows into a well-appointed kitchen, with a family bathroom conveniently situated nearby. Upstairs, there are three additional well-proportioned bedrooms, offering plenty of flexibility for family life or rental arrangements.

### External Features and Investment Potential

The property benefits from a generous rear yard, which could be adapted for off-street parking. Although it is not currently move-in ready, it presents an excellent blank canvas for buyers with vision. Offered with vacant possession, it is ready for renovation or personalisation. Its previous rental history—achieving £9000 per annum—demonstrates the strong investment potential once updates are made, making it appealing for those looking to start or expand a property portfolio.

## Viewing Arrangements

Early viewing is strongly recommended to truly appreciate the impressive size and the opportunity this property represents. For further details or to arrange your visit, please contact our Sunderland branch

Council Tax Band: A

Tenure: Freehold

Price: £74,950

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

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**

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**Kitchen**

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**Bedroom 1**

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**Bedroom 2**

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**Bedroom 3**

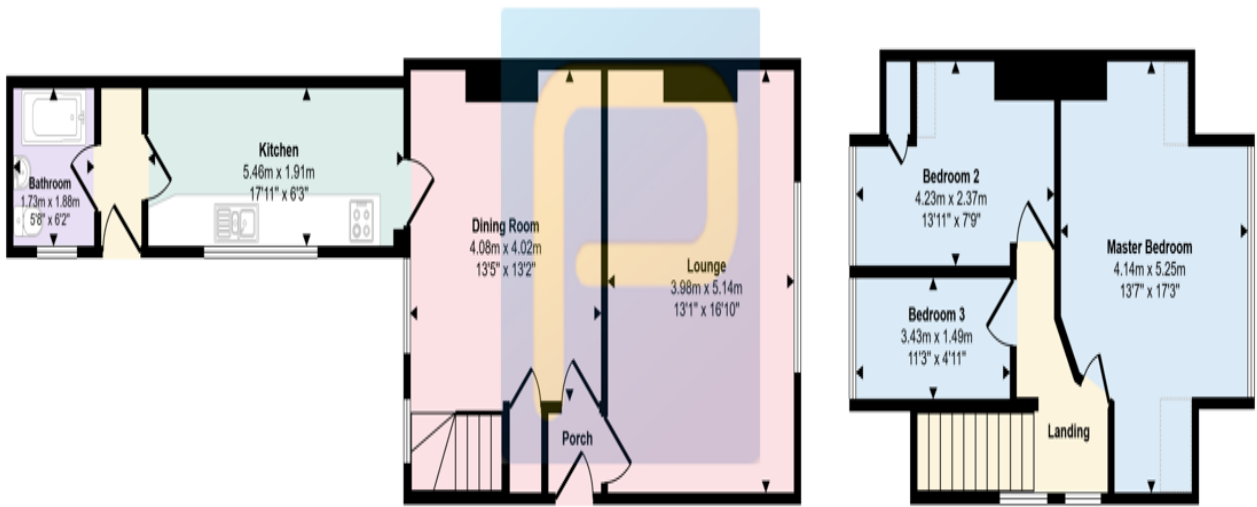
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**Bedroom 4**

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**Family Bathroom**

Approx Gross Internal Area  
97 sq m / 1047 sq ft



Ground Floor  
Approx 58 sq m / 624 sq ft

First Floor  
Approx 39 sq m / 423 sq ft

Denotes head height below 1.5m

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(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:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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