



## 2 bed terraced house to buy in

Sorley Street, Sunderland, Sunderland,  
Tyne and Wear, SR4 7UY

# £134,000

🛏 x2 🚿 x1 🚿 x2

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 2 or 3 bedroom family home
- ✓ Desirable location
- ✓ Immaculately presented
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ 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 immaculately presented mid-terrace home, perfectly situated on the ever-popular Sorley Street.

Having been maintained with great attention to detail, this property offers a seamless blend of contemporary style and classic comfort.

This is a rare "turn-key" opportunity, making it an ideal choice for first-time buyers, growing families, or those seeking a high-quality investment.

Key Highlights:

**Beautiful Standard:** Boasting a high specification of decor throughout, the home offers a bright, airy, and sophisticated atmosphere that is truly "move-in ready."

**Prime SR4 Location:** Nestled in a sought-after residential pocket, you are just moments from Sunderland Royal Hospital, highly-regarded local schools, and the vibrant shopping parade on Chester Road.

**Modern Upgrades:** The property features a brand-new contemporary kitchen, a sleek modern bathroom, and stylish flooring throughout.

**Secure Parking:** The private rear courtyard doubles as a secure off-street parking space, accessed via a convenient up-and-over garage door.

The Interior

The internal accommodation opens with a welcoming entrance hallway that sets the tone for the rest of the home. This leads into a generous lounge—an inviting space perfect for relaxing—which flows naturally into an equally spacious dining room, ideal for entertaining guests.

The heart of the home is the stunning new kitchen, designed with modern functionality in mind and offering ample workspace and cabinetry. Completing the ground floor is a beautifully appointed, modern family bathroom featuring high-quality fixtures and fittings.

Upstairs, the property offers two well-proportioned, flexible bedrooms. Both rooms benefit from built-in storage solutions, maximizing space and maintaining the home's clean, minimalist aesthetic.

#### Location & Amenities

This home offers a perfect base for modern city living:

**Connectivity:** Excellent transport links via the Pallion Metro station and regular bus routes, with rapid road access to the A19 and Sunderland City Centre.

**Leisure:** Enjoy the outdoors with the award-winning Barnes Park just a short stroll away.

Internal inspection is essential to fully appreciate the exceptional standard of finish on offer.

Contact our Sunderland Branch today to arrange your private viewing.

Council Tax Band: B

Tenure: Freehold

Price: £134,000

Property Type: Terraced House

Parking: Off Street, Permit Parking

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



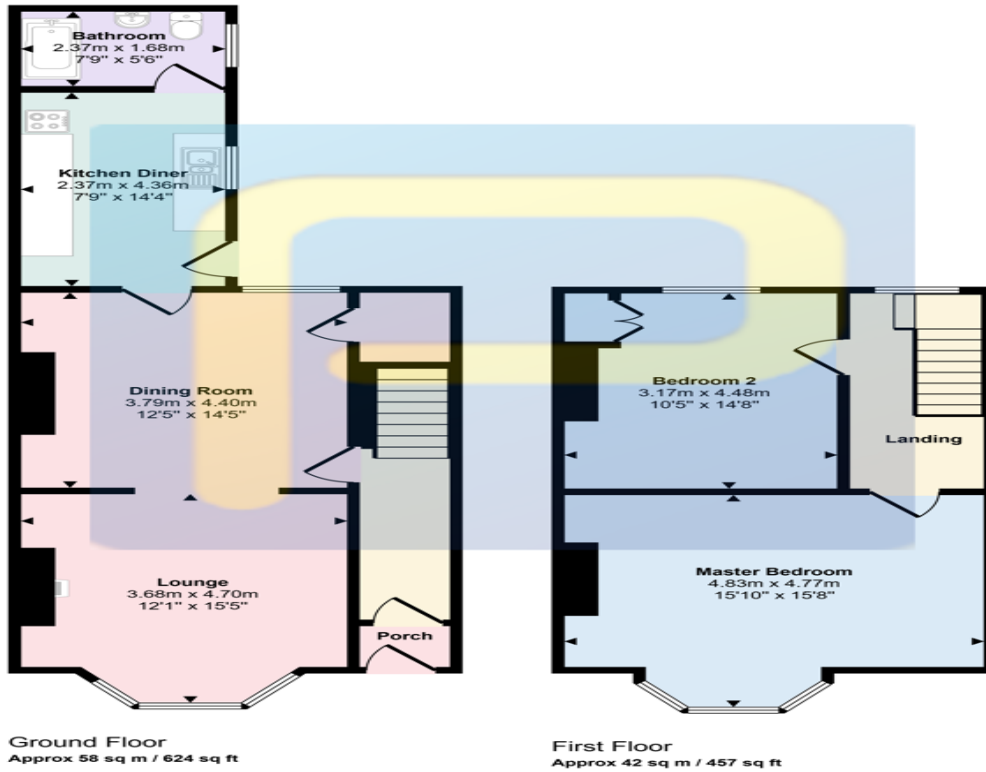
## Bedroom 1



## Bedroom 2



Approx Gross Internal Area  
100 sq m / 1081 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>			80
(55-68) <b>D</b>		59	
(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	

Sorley Street, Sunderland, Sunderland, Tyne and Wear, SR4 7UY

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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