



To buy

### 3 bed semi-detached house to buy in SR5

Rannoch Road, Red House, Sunderland, Tyne and Wear, SR5 5EU

# £150,000

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

### Property features

- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ semi - detached
- ✓ Immaculately presented
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ 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 attractive three-bedroom semi-detached family home, ideally situated in the sought-after Redhouse area of Sunderland. This property offers spacious accommodation and versatile living, perfectly suited for families or investors seeking a well-located and comfortable residence.

### Location & Amenities

Redhouse boasts excellent amenities, including reliable public transport links with easy access to Sunderland city centre and major routes for commuting. The area is well-served by reputable primary and secondary schools, making it a popular choice for families. Residents benefit from nearby shopping facilities, supermarkets, and local shops, ensuring everyday essentials are within easy reach.

### Property Walkthrough

Upon entry, the welcoming hallway leads to a spacious lounge, ideal for relaxing or entertaining guests. The adjoining dining area provides ample space for family meals and gatherings, seamlessly connected to a well-appointed kitchen featuring modern fittings and plenty of storage.

Upstairs, the property offers three comfortable bedrooms, each with generous natural light and space for furnishings. The contemporary family bathroom is fitted with quality fixtures, offering convenience and style. A loft space is accessible for additional storage or potential development, subject to permissions.

### External Features

The home benefits from well-maintained front and rear gardens, providing outdoor space for children and pets. An outhouse offers practical storage for bikes and gardening tools, while a separate shed adds further utility. The secure, private setting enhances the appeal for families.

### Suitability

This property is perfectly suited for families looking for a comfortable home with access to local amenities and schools. It also represents an attractive opportunity for investors seeking a property in a popular residential area with strong rental potential.

Arrange a Viewing

Early viewing is highly recommended to avoid disappointment. For further information or to arrange a viewing, please contact Pattinson Estate Agents

Council Tax Band: A

Tenure: Freehold

Price: £150,000

Property Type: Semi-detached house

Parking: On 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



## Dining Room



## Kitchen



## Bedroom 1



## Bedroom 2



## Bedroom 3




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## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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:

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