



## 2 bed cottage to buy in SR5

Devonshire Street, Sunderland, Tyne and Wear, SR5 1DR

**£69,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Extended home with Sunroom
- ✓ Two bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

For sale is a charming two-bedroom cottage, perfect for a small family or first-time home buyer. Nestled in the heart of Sunderland, this property poses as the perfect combination of convenience and tranquillity, exuding the quintessential charm of a cottage while being within reach of modern amenities.

This delightful home features two well-proportioned bedrooms that provide ample space for relaxation and personalisation. Carefully maintained, the bedrooms promote a welcoming atmosphere and could easily be transformed to cater to any individual style or needs.

The property boasts a single reception room that is designed for functionality without compromising on style. The central area it provides is ideal for entertaining or unwinding after a hard day's work. The bathroom possesses the same tasteful design and is fitted with quality fixtures, rendering this home a true sanctuary.

A noteworthy feature of this home that sets it apart is the sunroom.

Don't miss out on the opportunity to own this charming cottage in the heart of Sunderland. This property is not just a house, but a lifestyle. For further details or to arrange a viewing, please do not hesitate to get in touch with us at Pattinson Estate Agents.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,000

Property Type: Cottage

Parking: Off Street

Heating: Gas

## Front Exterior



## Living Room

4.20m x 3.50m (13'9" x 11'5")



## Kitchen

4.60m x 2.40m (15'1" x 7'10")



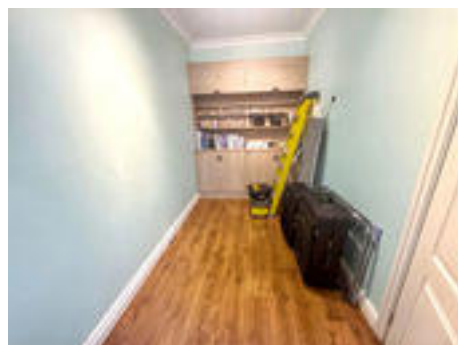
## Bedroom 1

4.10m x 4.00m (13'5" x 13'1")



## Bedroom 2

4.40m x 1.60m (14'5" x 5'2")



## Rear Exterior



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## Sun Room





**Floor Plan**  
 Floor area 68.2 sq.m. (734 sq.ft.)

Total floor area: 68.2 sq.m. (734 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>			76
(55-68) <b>D</b>		61	
(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:

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