



2 bed terraced house to buy in

Margaret Alice Street, Sunderland,
Sunderland, Tyne and Wear, SR4 6RG

£49,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Two Reception Rooms
- ✓ Two Bedrooms
- ✓ No Chain
- ✓ Popular Location
- ✓ EPC Rating E

Key Information

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

Description

Introducing to the market this tenanted, two-bedroom terraced house, situated in the vibrant city of Sunderland. This splendid home benefits from a prime location, with essential amenities, reputable schools, and premium transportation hubs within easy reach.

From the entrance, you're welcomed into one of the two alluring reception rooms both with neutrally decorated and offering an ideal space for relaxation or entertaining guests. The adjoining reception room is multi-functional providing use as a dining room, study, or a second lounge area.

To the rear is a galley kitchen fitted with laminate flooring, a range of base and wall units with contrasting worktops and a 1.5 bowl sink fitted by the window overlooks the rear yard. Leading from the kitchen, there is a porchway with useful storage facilities and an external door.

The house features a single, pleasingly sized bathroom, well-suited for a family setup or shared living which is situated on the first floor. The room features a modern white three-piece suite, including a close-coupled WC, pedestal washbasin, and a full-sized bathtub fitted with a shower curtain. Contemporary wall tiling provides a neutral backdrop, complementing the slate-effect flooring for a smart, low-maintenance finish.

To the first floor there are two bedrooms with neutral carpets. The master bedroom being situated to the front aspect and bedroom two to the rear aspect.

Located in Sunderland's SR4 district, this property benefits from excellent transport links with quick access to the A1231, A183, and the A19, making commuting around the city and across the region fast and convenient. The area is a well-established residential neighbourhood close to local shops, schools, and everyday amenities, offering a practical and well-connected place to live.

Seize this incredible opportunity and contact the Pattinson Estate Agents for a chance to view this Sunderland gem!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £49,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

External



Living Room

4.10m x 3.80m (13'5" x 12'5")



Dining Room

4.40m x 3.50m (14'5" x 11'5")



Kitchen

5.10m x 2.10m (16'8" x 6'10")



Bathroom

2.10m x 1.60m (6'10" x 5'2")



Bedroom 1

4.60m x 2.10m (15'1" x 6'10")




Bedroom 2

4.20m x 3.60m (13'9" x 11'9")





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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