



## 1 bed terraced house to buy in

Kitchener Street, Sunderland, Tyne and Wear, SR4 7QJ

# £84,950

 x1
  x1
  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 1 Bedroom cottage property
- ✓ Historically 2 bedroom - easily returned
- ✓ Desirable location
- ✓ Vacant possession
- ✓ 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

Pattinson Estate Agents are delighted to present this unique historic cottage situated in the highly sought-after High Barnes area. Originally a traditional two-bedroom layout, this property has been thoughtfully redesigned to create a one-bedroom residence, boasting an impressively spacious living area that sets it apart from the standard terrace.

A Rare Opportunity with Planning Approved

This home offers a fantastic opportunity for those looking to put their own stamp on a character property. A major highlight for any developer or savvy buyer is that planning permission was granted in April 2025 to erect a rear dormer. This approval provides a clear pathway to significantly increase the living space and add substantial value, making it a dream project for those seeking a bespoke renovation.

Enhanced Living Space

The current standout feature of this home is the expansive lounge, created by opening up the original floor plan. This large, airy reception room provides a versatile space for both relaxing and dining, flooded with natural light. The generous proportions offer a level of comfort and scale rarely found in properties of this type.

Prime Location

Located on the desirable Kitchener Street, you are perfectly placed to enjoy:

Barnes Park: Just a short stroll away for beautiful green spaces.

Local Amenities: Excellent proximity to the Sunderland Royal Hospital, local shops, and highly-regarded schools.

Connectivity: Superb transport links to the A19 and Sunderland City Centre.

## Key Highlights:

Historic "Sunderland Cottage" with unique character.

Modified layout featuring a vastly upsized lounge.

Planning Permission Granted (April 2025) for a rear dormer extension.

A true blank canvas in a premier residential location.

Private rear yard and no onward chain.

This property is a must-see for those seeking space, potential, and a confirmed opportunity for expansion. Early viewing is unreservedly recommended

Council Tax Band: A

Tenure: Freehold

Price: £84,950

Property Type: Terraced House

Parking: Off 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



---

## Kitchen



---

## Bedroom 1




---

## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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 

Kitchener Street, Sunderland, Tyne and Wear, SR4 7QJ

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

