



## 2 bed cottage to buy in SR4

Brookland Road, Sunderland, Sunderland,  
Tyne and Wear, SR4 7TH

# £155,000

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ BEAUTIFULLY PRESENTED
- ✓ TWO BEDROOM TWO RECEPTION ROOM COTTAGE
- ✓ QUALITY FITTINGS AND FIXTURES
- ✓ EARLY VIEWING ESSENTIAL
- ✓ EPC Rating C

## 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

For sale in Sunderland, this beautifully presented, two-bedroom cottage boasts a cosy charm that perfectly blends the traditional aesthetic with modern conveniences.

Upon entering this delightful property, you are greeted with an ample reception room, exuding an inviting homely ambiance. The appeal of quality fixtures and fittings resonates throughout, lending to the overall superb finish of the cottage.

The dwelling offers two spacious bedrooms, providing an idyllic restful retreat. The expansive master bedroom flawlessly merges timeless design elements with contemporary elegance. The second bedroom is equally impressive, ensuring plenty of practical space.

A generously proportioned bathroom completes the living accommodation. It has been meticulously designed to incorporate a harmonious blend of usability and elegance for the ultimate comfort.

Additionally, there is an added benefit of a converted loft space which could be utilised for various different functions, such as an office or a hobby room, according to your personal needs.

Well-maintained throughout, this Sunderland cottage bears all the hallmarks of a cared-for property. With a welcoming feel from the moment you step over the threshold, it's an opportunity not to be missed.

This property is perfect for those who wish for a serene retreat, yet with all the conveniences that the bustling city of Sunderland has to offer. Early viewings are highly recommended to appreciate the calibre of cottage that is on offer.

Ah, Sunderland! A city that offers a fabulous combination of urban traditions and seaside charm, Sunderland has something for everyone. Will you be making this beautifully presented, two-bedroom two-reception room cottage your new home?

Council Tax Band: A

Tenure: Freehold

Price: £155,000

Property Type: Cottage

Parking: Off Street, On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Composite door to the entrance porch and glazed door to the hallway. Doors leading to the lounge, bedroom one and bedroom two.



## Lounge

Double glazed French door to the rear and central heating radiator. Exposed brick chimney breast and wood panelling to the walls. Open to the dining room and door to the kitchen.



## Dining room

Double glazed window to the rear and central heating radiator. Stairs to the converted loft space.



## Kitchen

Fitted with a range of quality wall and base units with wooden work surfaces, Belfast sink with mixer tap and back splash. Electric oven and with five ring gas hob and extractor hood. Plumbed for automatic washing machine and dishwasher. Double glazed to the side and door to the bathroom.



## Bathroom

Refitted bathroom comprising low level w.c. wash basin with marble counter tops and walk in shower cubicle with mains operated shower. Double glazed window to the side and central heating radiator.



## Bedroom One

Double glazed bay window to the front, central heating radiator and fitted wardrobes.



## Bedroom Two

Double glazed window to the front and central heating radiator.



## Loft room

Converted loft room with double glazed Velux window to the rear creating a cosy hobby space.

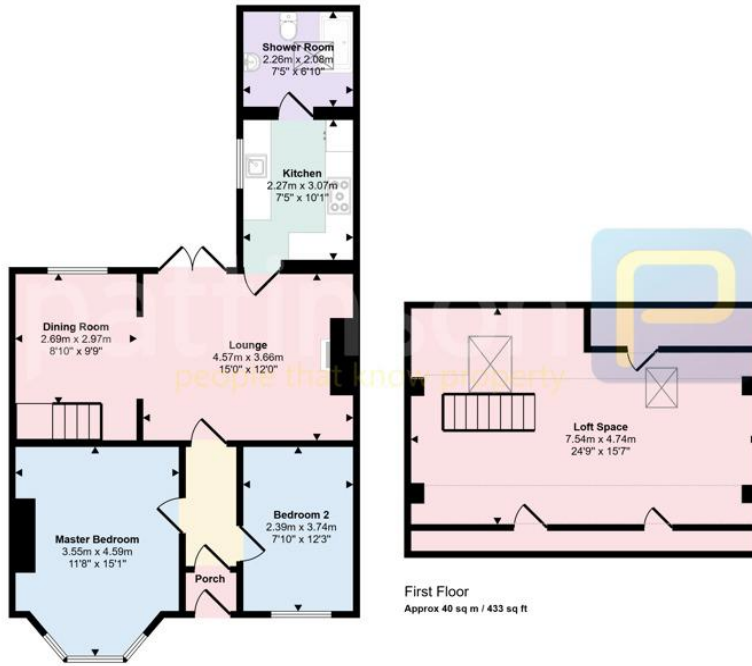


## External

A private yard lies to the rear with decked patio area and roller shutter door.



Approx Gross Internal Area  
111 sq m / 1191 sq ft



Denotes head height below 1.5m

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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 73                         | 79        |
| (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<br>2002/91/EC |           |

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