



To buy

## 2 bed cottage to buy in SR4

John Candlish Road, Sunderland, Tyne and Wear, SR4 6HD

**£70,000**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 2 bedroom cottage property
- ✓ Desirable location
- ✓ Vacant possession
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this spacious mid-terrace house located on John Candlish Road, Millfield.

Positioned within a highly popular residential area, this property is offered with vacant possession.

While in need of some updating, it represents an outstanding blank canvas opportunity for the discerning buyer.

Free from complicated structural alterations, the neutral, functional interior provides a clean slate where you can immediately inject your own style, configure the layout to your exact specifications, and choose your own fixtures, fittings, and colour schemes.

This makes it an incredibly lucrative prospect for developers aiming to maximize resale value, landlords looking to install durable, high-yield rental finishes, or first-time buyers eager to design their dream home from scratch.

### Location

Situated in the heart of SR4, this home offers exceptional convenience.

Transport: Walking distance to Millfield Metro Station for easy commuting.

Amenities: Close to local shops, supermarkets, and Sunderland Royal Hospital.

Education: Excellent access to the University of Sunderland campuses.

### Viewings

Internal inspection is highly recommended to appreciate the sheer potential on offer. Contact our Sunderland branch today to arrange your viewing slot.

\*\*\* Internal Images to follow \*\*\*

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Cottage

Parking: Off Street

Heating: Gas

Electric: National Grid

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



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>		78
(55-68) <b>D</b>	68	
(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 

John Candlish Road, Sunderland, Tyne and Wear, SR4 6HD

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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