



## 2 bed semi-detached house to buy in SR3

Polmuir Road, Plains Farm, Sunderland, Tyne and Wear, SR3 1QF

**£109,950**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ 2 bedroom semi-detached house
- ✓ Desirable location
- ✓ Vacant possession
- ✓ Ideal for first time buyers and Investors

## Key Information

- ✓ Council Tax: Band A
- ✓ 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 welcome to the market this beautifully presented two bedroom semi-detached property, pleasantly situated on the highly sought-after Polmuir Road in Plains Farm, Sunderland.

Perfect for first-time buyers, downsizers, or investors, this delightful home offers ready-to-move-into accommodation in a convenient residential location.

The property features excellent outdoor space, boasting a private front driveway for secure off-street parking and a fantastic, well-maintained rear garden with a paved patio area—perfect for outdoor dining and entertaining.

Ideally located, the home provides easy access to local amenities, reputable schools, Sunderland Royal Hospital, and excellent transport links into Sunderland City Centre and the A19 for commuting.

Internal viewing is highly recommended to fully appreciate the space and standard of accommodation on offer.

### Key Features

Two spacious bedrooms.

Semi-detached house.

Private driveway parking.

Lovely rear garden with lawn.

Paved patio area.

Plains Farm location.

Ideal first-time buy.

Excellent transport links.

Accommodation

Ground Floor

Entrance Hall: UPVC double glazed entrance door, stairs to first floor, radiator.

Living Room: Bright and airy reception room, double glazed window to front aspect, feature fireplace, radiator, television point.

Kitchen: Fitted with a range of wall and base units with coordinating work surfaces, sink unit with mixer tap, integrated oven and hob, plumbing for washing machine, double glazed window to rear aspect, door leading to the rear garden.

First Floor

Landing: Double glazed window to side aspect, loft access.

Bedroom One: Generous double bedroom, double glazed window to front aspect, built-in storage wardrobe, radiator.

Bedroom Two: Good sized second bedroom, double glazed window to rear aspect overlooking the garden, radiator.

Bathroom: Fitted white suite comprising Corner shower cubicle, vanity hand basin, low level WC, tiled walls, radiator, frosted double glazed window.

External

Front: Low-maintenance front garden with a paved driveway providing off-street parking.

Rear: A beautifully maintained, enclosed rear garden featuring a lawned area, established borders, and a lovely paved patio area ideal for garden furniture.

An early viewing is highly recommended. Please contact our Sunderland team for further details

Council Tax Band: A

Tenure: Freehold

Price: £109,950

Property Type: Semi-detached house

Parking: Driveway

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



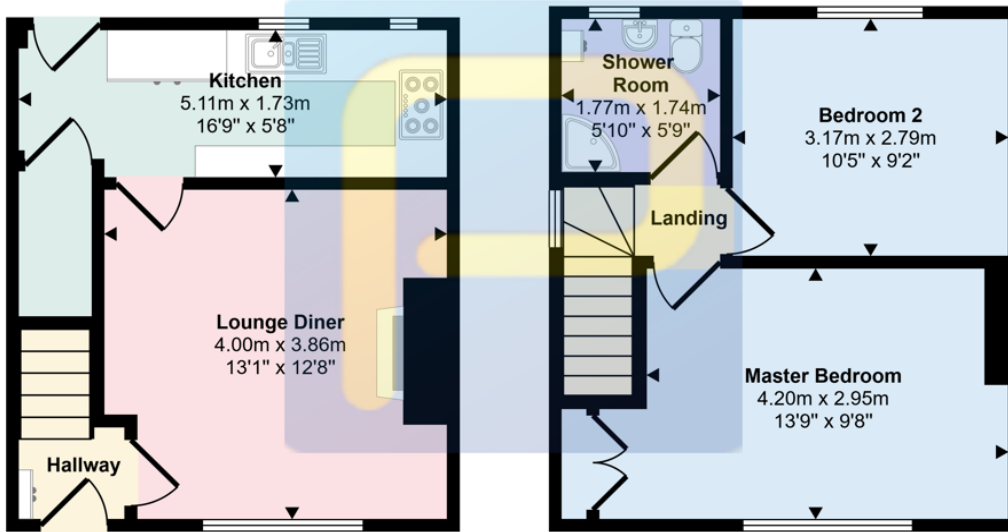
## Bedroom 2



## Bathroom



Approx Gross Internal Area  
59 sq m / 636 sq ft



Ground Floor  
Approx 29 sq m / 312 sq ft

First Floor  
Approx 30 sq m / 324 sq ft

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.

Polmuir Road, Plains Farm, Sunderland, Tyne and Wear, SR3 1QF

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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