



By Auction £30,000

Warenes Street, SR4 6PA

AVAILABLE BY MODERN METHOD OF AUCTION STARTING BIDS £30,000 plus buyers premium

AUCTION DETAILS AVAILABLE AT: <https://hanoverauctionhouse.co.uk/auction-properties/view/warenes-street-sunderland/24/>

Situated in this popular location close to an excellent range of amenities in Pallion, including local shops, bus services the Metro Station and Sunderland Royal Hospital. This 2 storey, two bedroomed mid terraced cottage of a style always in demand provides deceptively spacious accommodation perfect for those who require both bedrooms and bathrooms on the ground floor.

The internal accommodation comprises:- Entrance vestibule, reception hallway, Lounge, kitchen, lobby, bathroom ground floor bedroom, whilst at first floor there is an additional bedroom. Externally there is an enclosed rear courtyard. Benefitting from upvc glazing and gas central heating, recently appointed kitchen and bathroom.

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Accommodation Comprises

Entrance Vestibule

Entrance Hall

Front Bedroom



House Bathroom



First Floor

Bedroom



velux sky light

Externally

Rear enclosed yard.

Lounge



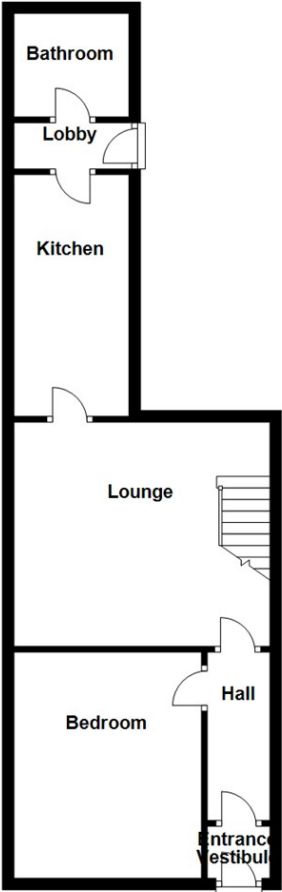
Kitchen



Rear Lobby

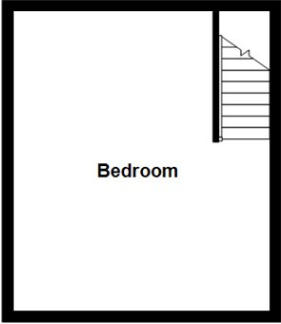
Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



First Floor

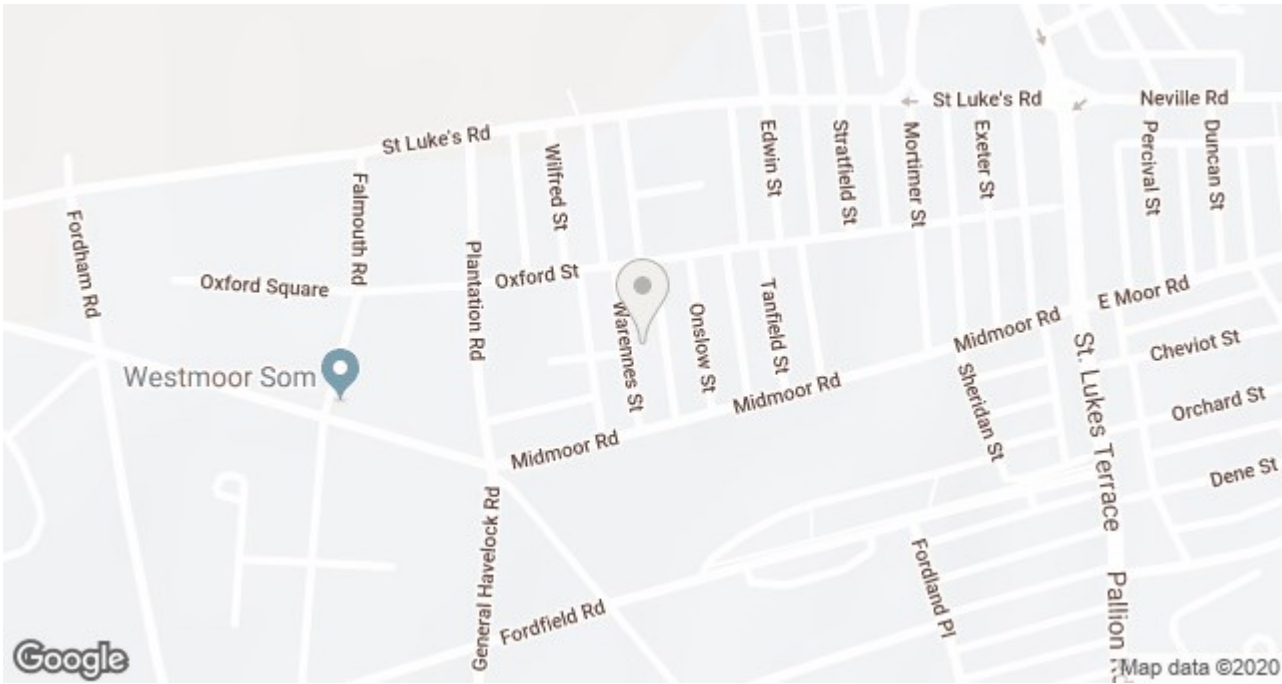
Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.6 sq. feet)

Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		