



Rannoch Road, Red House, SR5

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Rannoch Road, Red House, SR5

Offers In The Region Of £85,000

* 2 BEDROOM * SEMI DETACHED * FREEHOLD * COUNCIL TAX BAND A * EPC RATING D * NO ONWARD CHAIN *

This two-bedroom semi detached house in Sunderland offers a practical and comfortable layout, making it an excellent choice for first-time buyers, small families, or investors. The property is offered with no onward chain, allowing for a straightforward and potentially quicker purchase, and is presented in good overall condition, with scope for buyers to update and personalise to their own taste.

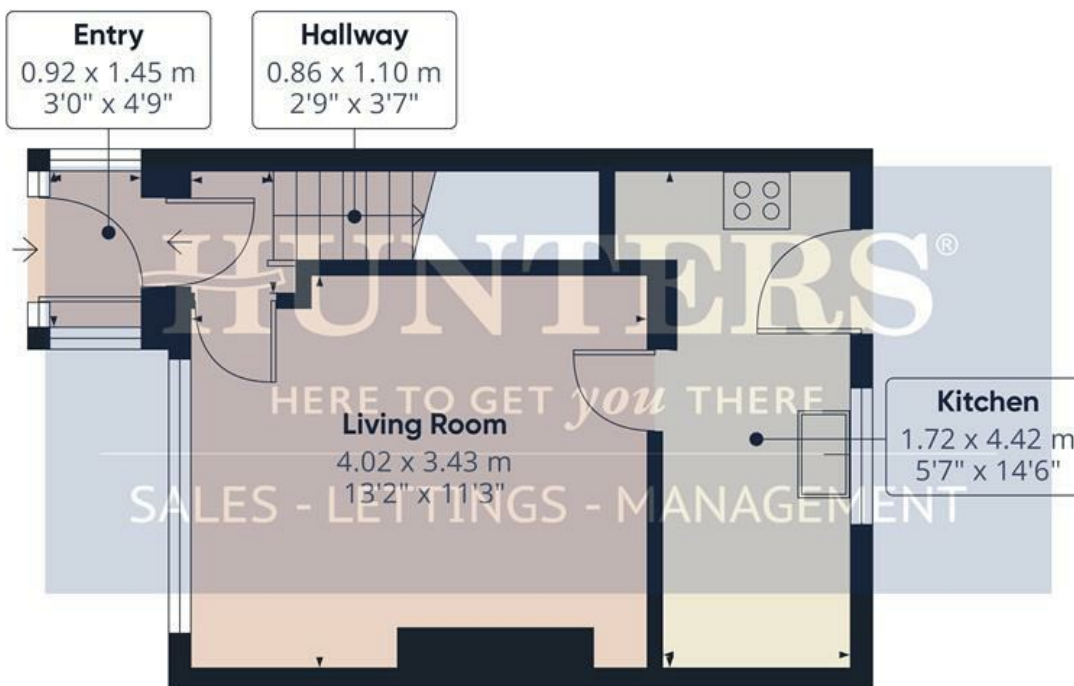
The ground floor features a bright reception room with large windows that allow plenty of natural light to fill the space. The separate kitchen includes a breakfast area and overlooks the garden, with direct access outside—ideal for everyday living.

Upstairs, the property comprises a master bedroom with built-in storage, a second single bedroom, and a family bathroom fitted with a bath and partially tiled for easy maintenance.

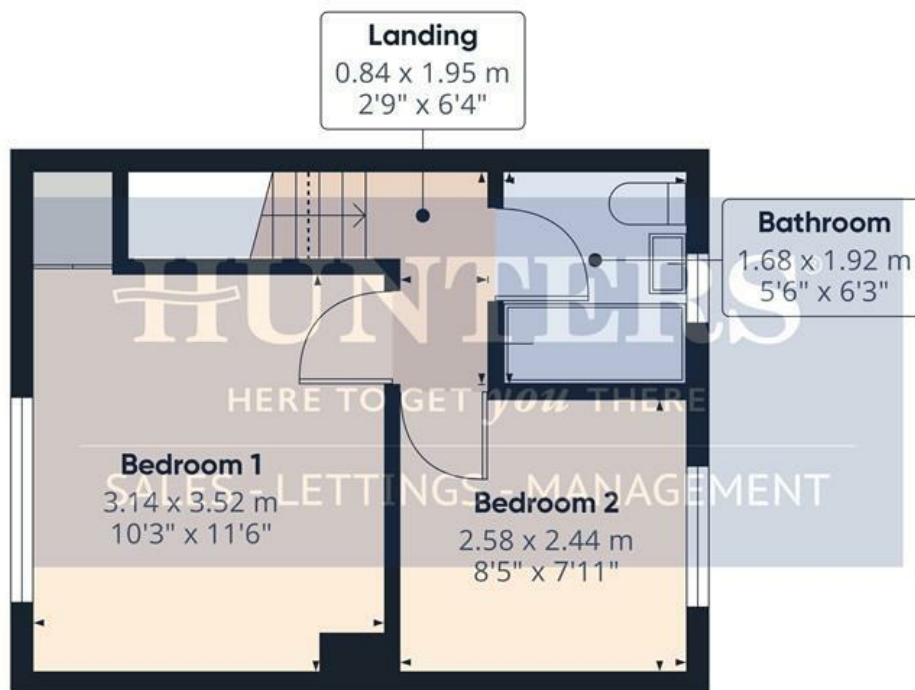
Externally, the home benefits from both a front garden and a generously sized rear garden, providing ample space for relaxation, gardening, or outdoor activities.

Situated in a convenient location in Sunderland, the property is close to local schools, amenities, and green spaces.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

49 m²
527 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Entry

3'0" x 4'9"

Hallway

2'9" x 3'7"

Living Room

13'2" x 11'3"

Kitchen

5'7" x 14'6"

Landing

2'9" x 6'4"

Bedroom 1


10'3" x 11'6"

Bedroom 2

8'5" x 8'0"

Bathroom

5'6" x 6'3"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



