



# FOR SALE

18 Ross Street, Sunderland, SR5 1HA

Offers Over £75,000



- Open Plan Lounge/Dining Space
- Fully Tiled Family Bathroom
- Excellent Opportunity For First Time Buyers/Investors
- Close To Local Amenities
- Awaiting EPC Rating
- Modern Fitted Kitchen
- Gas Central Heating Via Combi-Boiler
- Two Double Bedrooms
- Yard With Roller Shutter Door
- Viewings Highly Recommended

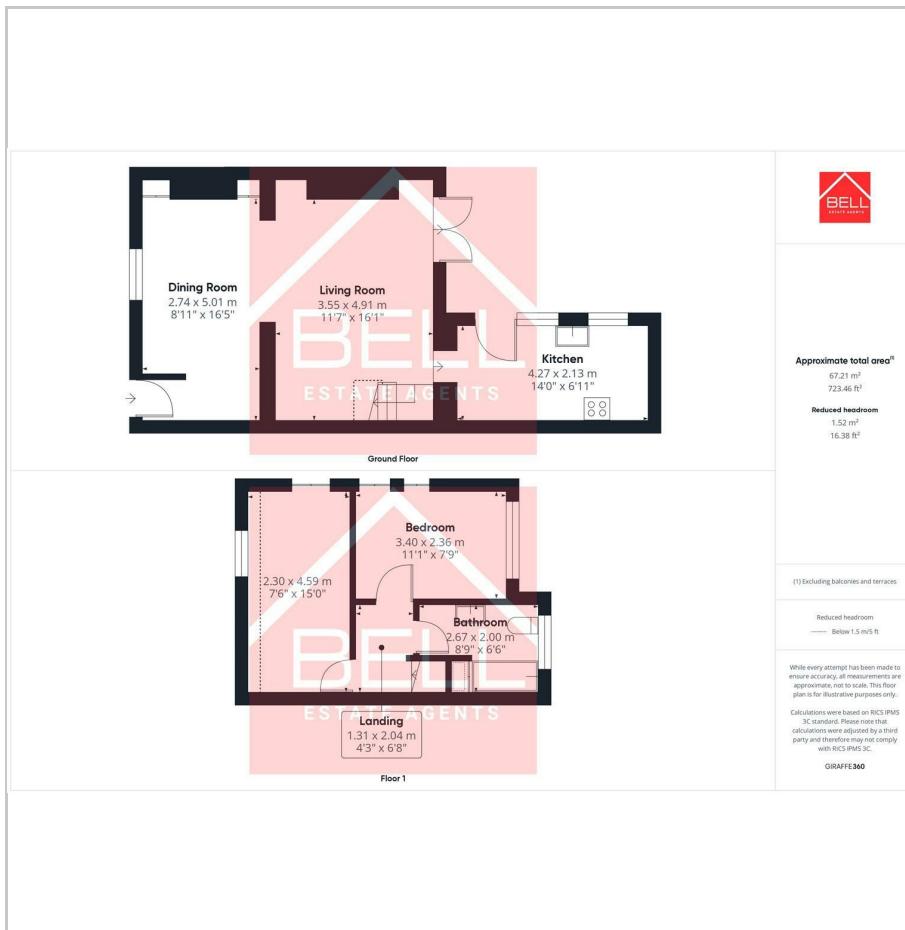
## THE PROPERTY

An excellent size mid terrace starter home with a modern fitted kitchen and open plan living area...

This deceptively spacious starter home situated within easy reach of local amenities and offering open plan living space should appeal to first time buyers and investors. The internal accommodation briefly comprises of an open plan entrance leading to a dining area and light welcoming lounge space with french doors. Completing the ground floor layout is a recently renewed modern fitted kitchen with integrated appliances. Moving upstairs to the first floor there are two double bedrooms, one with sloping headroom and one with integrated storage. Completing this level is a fully tiled family bathroom with white three piece suite and shower over bath.

Externally there is a an enclosed rear yard with roller shutter door. Viewings are highly recommended.

Situated in the heart of Sunderland, Monkwearmouth offers modern amenities, making it an ideal location for those seeking both convenience and charm. Home to landmarks such as the stunning Sunderland Monastery and the riverside areas along the Wear, which provide picturesque walking routes. The area benefits from excellent transport links, with easy access to Sunderland city centre, as well as nearby metro and bus services for commuters. For those looking for green space, the beautiful Mowbray Park is within walking distance, perfect for relaxing or outdoor activities.



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

