



**Nettleham Road, Monkwearmouth, Sunderland, Tyne and Wear,**

**£180,000**





# Nettleham Road, Monkwearmouth, Sunderland, Tyne and Wear, SR5 1LQ

## DESCRIPTION

Nestled on Nettleham Road in the charming area of Monkwearmouth, Sunderland, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 860 square feet, the property features a spacious and light-filled living room, ideal for both relaxation and entertaining. The well-appointed kitchen boasts a range of units, providing ample storage and workspace.

This home comprises three generously sized bedrooms, with the master bedroom benefiting from a convenient ensuite shower room, ensuring privacy and comfort. The family bathroom, located on the ground floor, is well-equipped and easily accessible.

One of the standout features of this property is the lovely garden, which includes both paved and lawned areas, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Additionally, there is parking available for two vehicles, a valuable asset in this bustling area.

The location is particularly advantageous, being in close proximity to the Metro link at The Stadium of Light, which offers excellent transport connections. Residents will also appreciate the abundance of local amenities, including shops, schools, and recreational facilities, all within easy reach. Renowned schools and the beautiful coastline are just a stone's throw away, making this property an ideal choice for families.

Well presented by the current owners, this property presents a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Sunderland.

Don't miss the chance to make this charming property your new home.



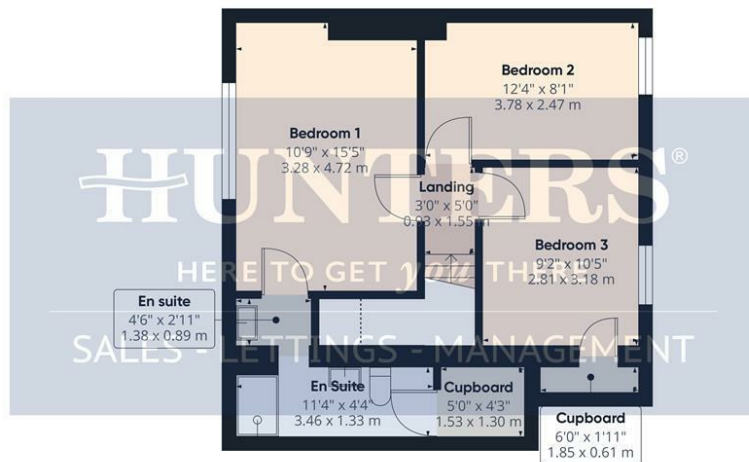








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
894 ft<sup>2</sup>  
83 m<sup>2</sup>

(1) Excluding balconies and terraces.

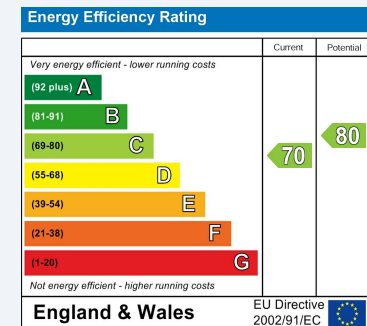
Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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.

### Viewings

Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.