



P Permit holders only S01

Eglinton Street North, Monkwearmouth, SR5

HUNTERS[®]
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Eglinton Street North, Monkwearmouth, SR5

Offers In The Region Of £105,000

* 1 BEDROOM * FREEHOLD * MID TERRACE * COUNCIL TAX BAND A * EPC RATING D * SR5 *

This very high standard one-bedroom terraced home is situated in a desirable and well-connected area of Sunderland, making it an excellent choice for first-time buyers, families and investors alike. Beautifully presented throughout, the property is ready to move into and is offered with no onward chain.

The ground floor is bright and welcoming, featuring high ceilings and high quality glass-panelled internal doors that allow natural light to flow seamlessly between rooms. The reception room centres around an attractive modern electric fireplace, creating a warm and inviting living space. Between the living room and kitchen, there is useful built-in storage, adding practicality without compromising on style.

The spacious kitchen is well-equipped and thoughtfully designed, including an integrated fridge freezer and a modern vertical radiator that maximises wall space. To the rear, a charming sunroom provides the perfect spot to relax and enjoy natural light throughout the day, with views over the rear of the property.

The generous main bedroom features a large window and its own brick fireplace, offering a bright yet cosy retreat. The contemporary bathroom is finished to an extremely high standard, complete with a heated towel rail and stylish wall lighting.

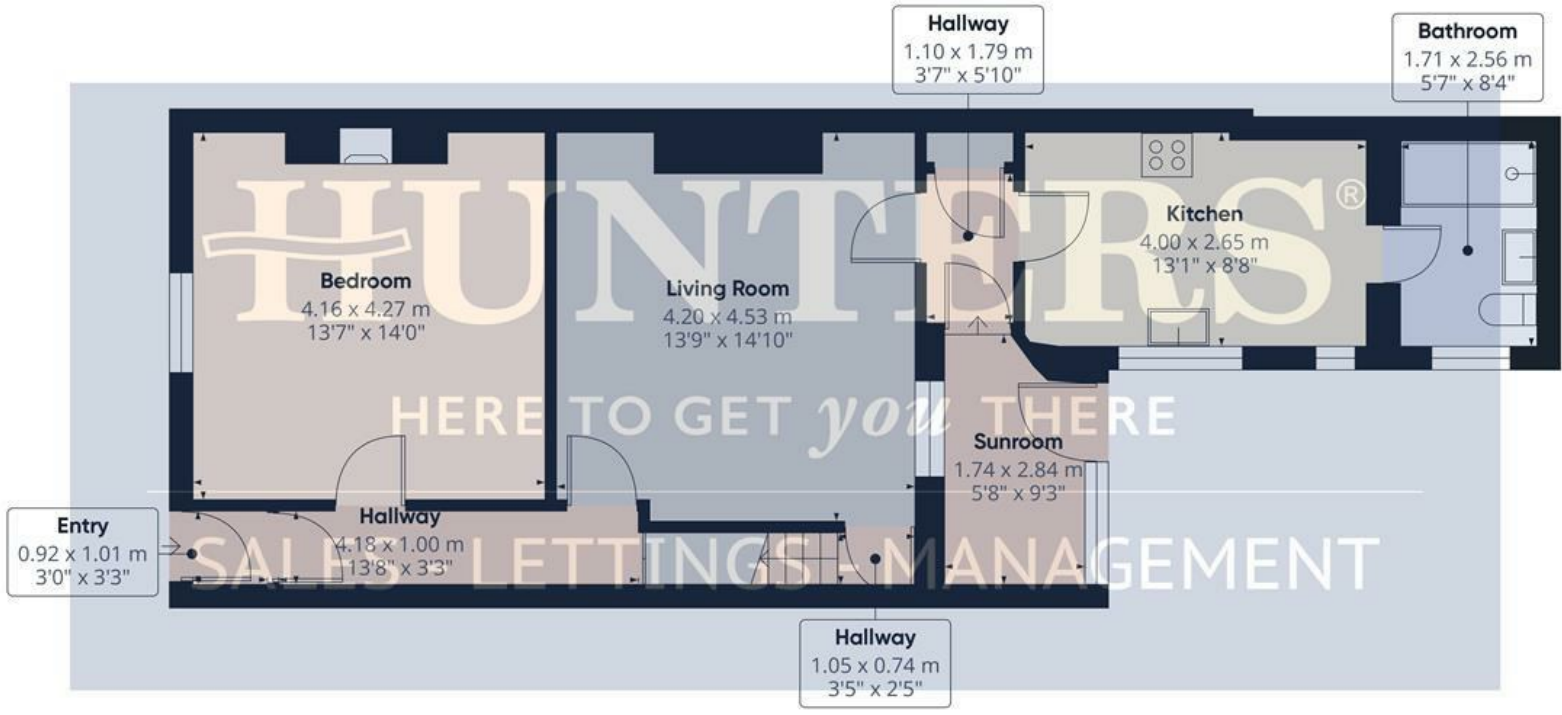
A standout feature of the home is the loft room, which benefits from Velux windows and built-in storage, creating a versatile space ideal for a home office, guest area or additional storage.

Further benefits include a new roof, high-quality carpets throughout, and a layout designed for comfortable, modern living.

The property is ideally located, within walking distance to a Metro station and a range of local amenities, cafés and shops and is within easy reach of a number of well-regarded schools. Nearby parks and green spaces offer excellent opportunities for outdoor leisure, completing the appeal of this attractive home.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

88.1 m ²
948 ft ²
Reduced headroom
12.4 m ²
134 ft ²

(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 3'3"

Hallway
13'8" x 3'3"

Bedroom
13'7" x 14'0"

Living Room
13'9" x 14'10"

Hallway
3'7" x 5'10"

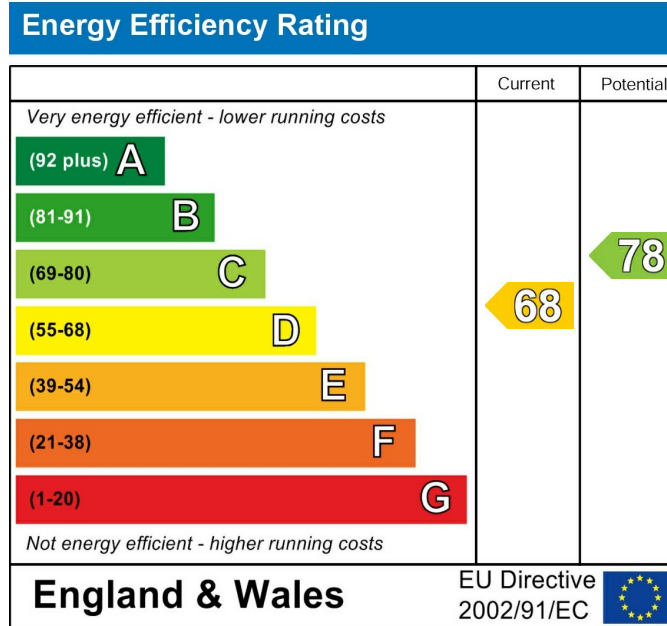
Sunroom
5'8" x 9'3"

Kitchen
13'1" x 8'8"

Bathroom
5'7" x 8'4"

Hallway
3'5" x 2'5"

Loft Room
18'2" x 13'7"



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.











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