



Newington Court, Monkwearmouth, SR5

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Newington Court, Monkwearmouth, SR5

Offers In The Region Of £160,000

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS * 2 BEDROOM * TERRACED * FREEHOLD * DRIVEWAY * GARDEN * COUNCIL TAX BAND A * EPC RATING D *

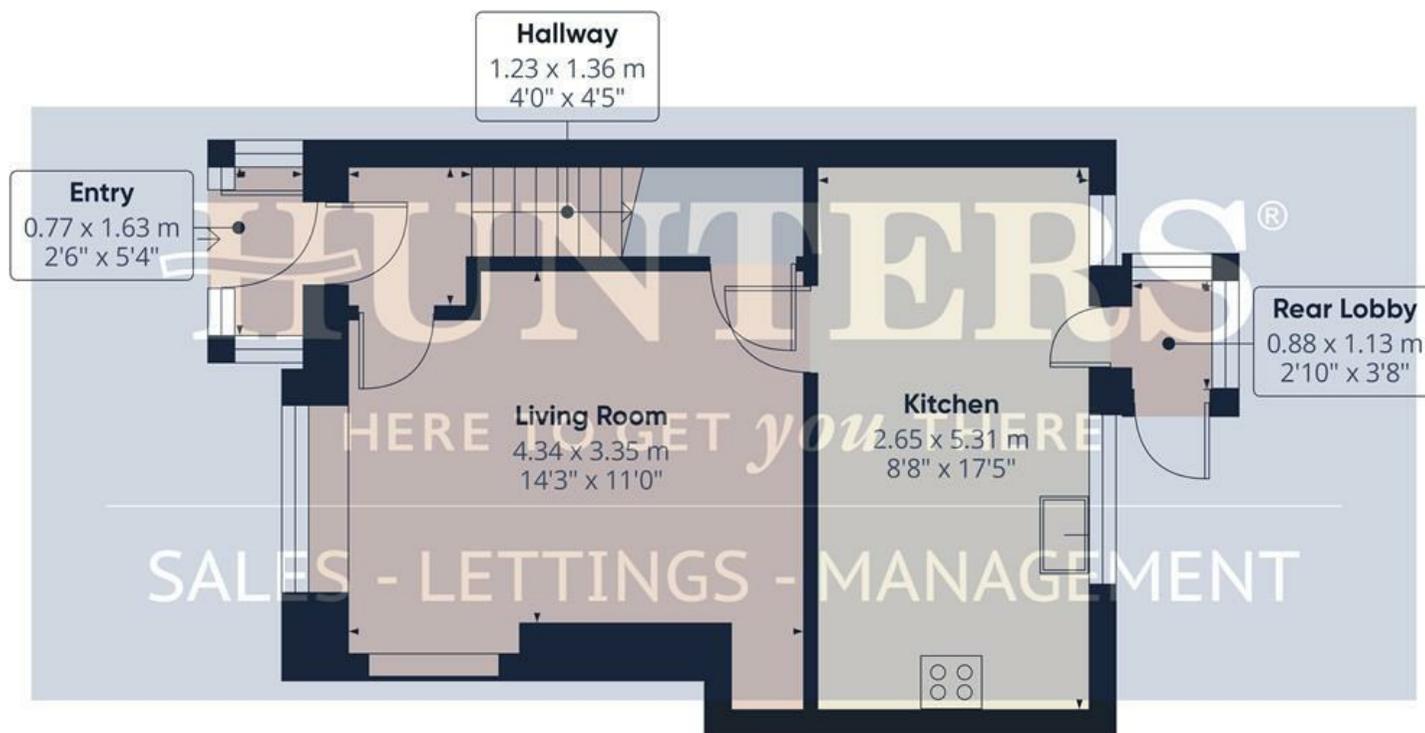
New to the market is a very well-presented two-bedroom terraced house in Newington Court, Sunderland, ideal for first-time buyers and families looking for a comfortable home with convenient local amenities.

Inside, the property offers one reception room featuring large windows, built-in storage, a media wall with inset electric glass fire, under-stairs storage and herringbone-style flooring. The attractive kitchen/dining room includes wood-panel effect walls, herringbone-style flooring, garden views and direct access to the garden, creating a sociable space for everyday meals. Upstairs, there is a master bedroom with built-in wardrobes and a further double bedroom. The fully tiled bathroom benefits from built-in storage and a heated towel rail.

Outside, the garden is thoughtfully arranged with decking, paving and artificial grass, providing a practical and low-maintenance space to enjoy.

The house is well placed for local amenities, including shops, supermarkets and cafés around Sunderland's retail areas, with nearby parks offering green space for walks and play. Families will appreciate the range of nearby schools within the local area.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

71.7 m²

771 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.

GIRAFFE360

Entry

2'6" x 5'4"

Hallway

4'0" x 4'5"

Living Room

14'2" x 10'11"

Kitchen

8'8" x 17'5"

Rear Lobby

2'10" x 3'8"

Landing

4'0" x 6'6"

Bedroom 1

12'11" x 12'1"

Bedroom 2

10'1" x 10'5"

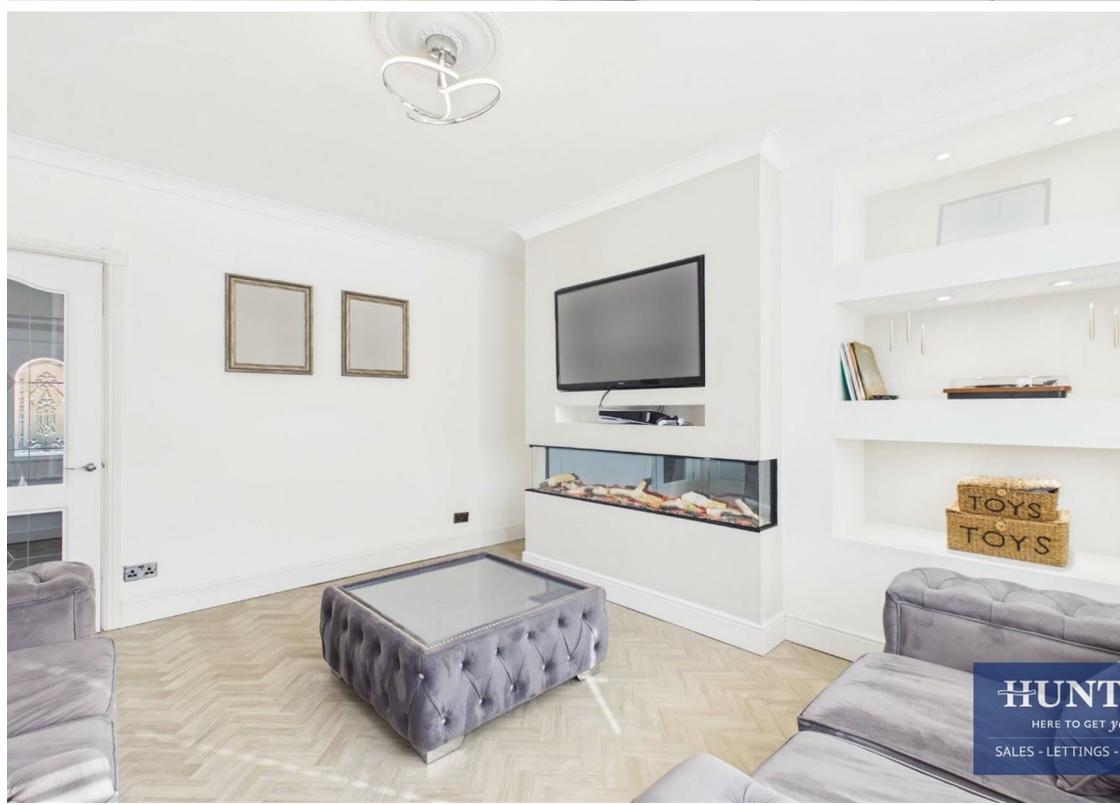
Bathroom

5'9" x 9'1"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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.



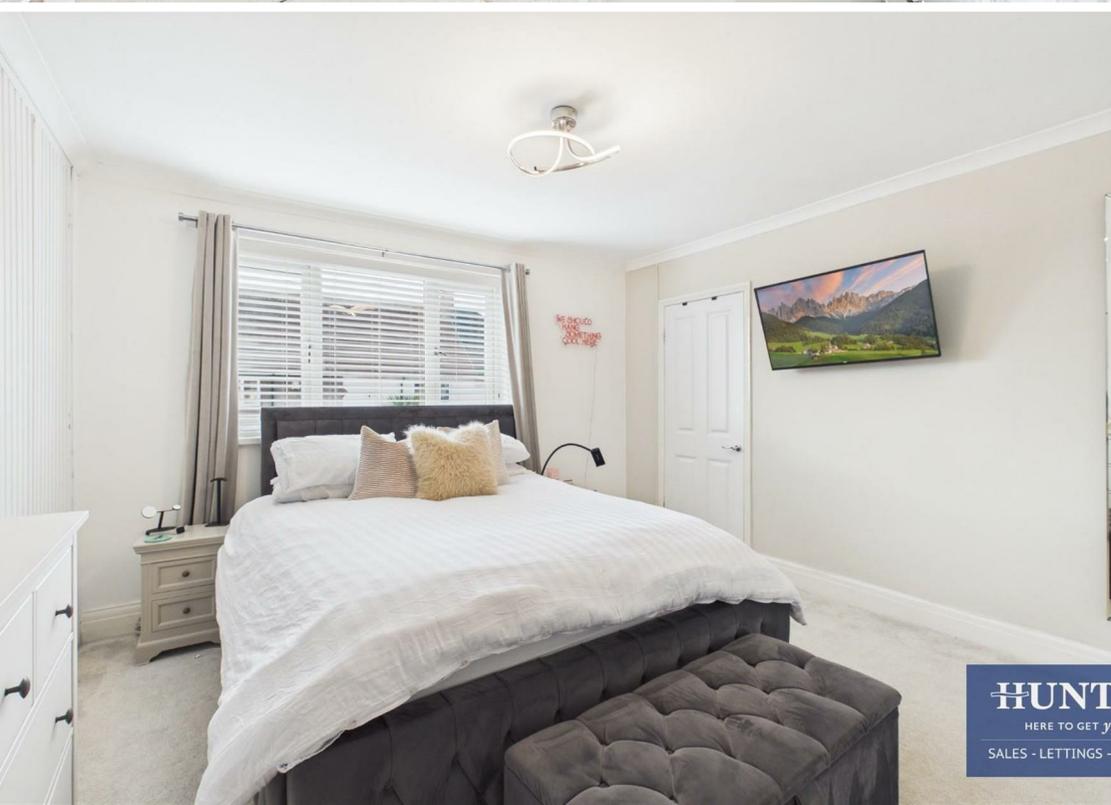




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