



Newington Court, Monkwearmouth, SR5

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Newington Court, Monkwearmouth, SR5

Asking Price £175,000

* 2 BEDROOM * FREEHOLD * SEMI DETACHED * DOUBLE DRIVEWAY * LARGE GARDEN * CORNER PLOT * COUNCIL TAX BAND A * EPC RATING D *

This beautifully presented two-bedroom semi-detached home is for sale in a popular residential area of Monkwearmouth, Sunderland, offering an ideal setting for first-time buyers, couples or families looking for excellent local amenities and convenient transport links.

The accommodation begins with a welcoming reception room featuring large windows that fill the space with natural light, a cosy gas fire and practical under-stairs storage. To the rear, the modern kitchen/dining room is fitted with stylish LVT flooring, a Belfast sink and a range of integrated appliances, including an oven, combination oven/microwave, fridge, freezer, dishwasher and washing machine. A rear door provides direct access to the garden, making it easy to enjoy outdoor space.

Upstairs, the property offers a spacious master bedroom with built-in storage, a further generous double bedroom and a contemporary family bathroom with fully tiled walls, a bath and a heated towel rail. Wood internal doors throughout the home add to its quality finish.

Externally, the property benefits from a double driveway providing off-road parking, while the generous rear garden features an extensive lawn, a large decked seating area and useful outbuildings for additional storage. The property falls within Council Tax Band A, helping to keep ongoing household costs lower.

Newington Court enjoys a convenient location in Monkwearmouth, close to supermarkets, a range of well-regarded schools and everyday amenities. Parks and green spaces are nearby, offering play areas, walking routes and sports facilities. A nearby Metro station provides excellent public transport links to Sunderland city centre, Newcastle and the coast, making commuting and leisure travel straightforward.

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Approximate total area⁽¹⁾

69.9 m²

753 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Hallway
4'2" x 4'6"

Living Room
14'3" x 11'11"

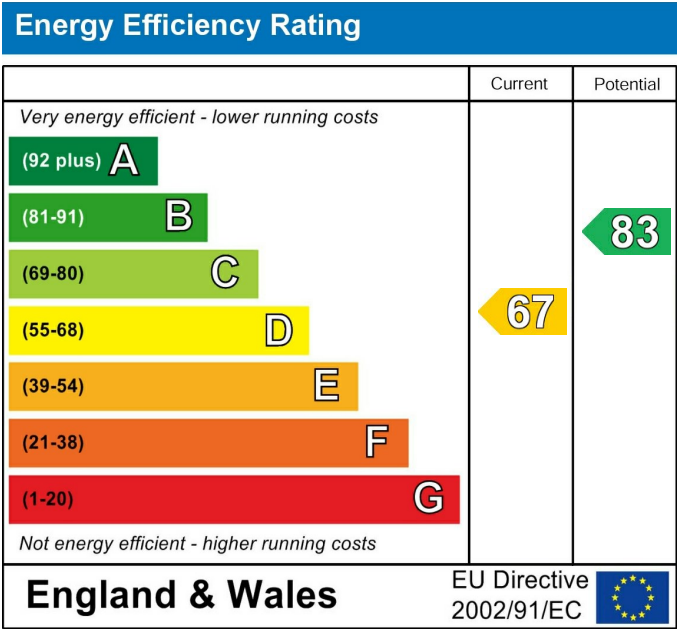
Kitchen/Dining Room
8'8" x 17'4"

Landing
3'4" x 6'7"

Bedroom 1
13'2" x 14'1"

Bedroom 2
10'1" x 10'4"

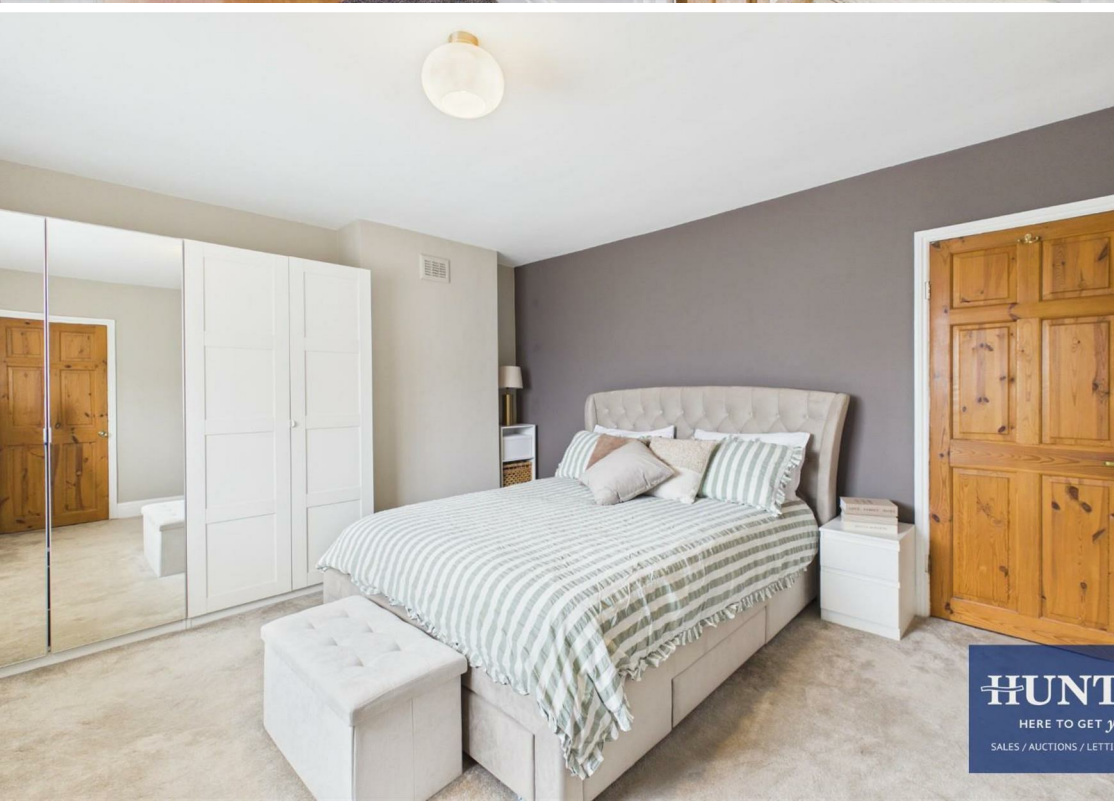
Bathroom
6'4" x 6'8"



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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