



Wearmouth Drive, Monkwearmouth, SR5

HUNTERS®
HERE TO GET *you* THERE

Wearmouth Drive, Monkwearmouth, SR5

Offers In The Region Of £259,950

* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLAN * 4 BEDROOM * SEMI DETATCHED * LEASEHOLD * COUNCIL TAX BAND C *

This four-bedroom semi-detached house is for sale in a sought after area of Sunderland, close to the coast and well placed for local amenities, schools and green spaces.

The property is presented in good condition and offers two reception rooms. The main reception room features large windows and a fireplace, creating a comfortable living space. A second reception room enjoys large windows with a garden view, as well as direct access to the garden, making it a useful sunroom-style space for relaxation or informal dining.

The modern kitchen benefits from good natural light, with a defined dining and breakfast area. It includes a herringbone-style floor, modern vertical radiators and practical storage space, providing a functional setting for day-to-day cooking and family meals.

There are four bedrooms. The master bedroom includes built-in wardrobes, while two further double bedrooms provide flexible sleeping arrangements. The fourth bedroom is a single room that also works well as an office room. The fully tiled bathroom includes a heated towel rail.

The location offers access to nearby schools suitable for families, as well as local parks for walking and recreation. Sunderland's coastline, including popular beaches and promenade walks, is within easy reach for leisure and outdoor activities.

Overall, this semi-detached four-bedroom house presents a practical layout for families and a wide range of people seeking a home with outside space, coastal access and convenient local amenities in Sunderland.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

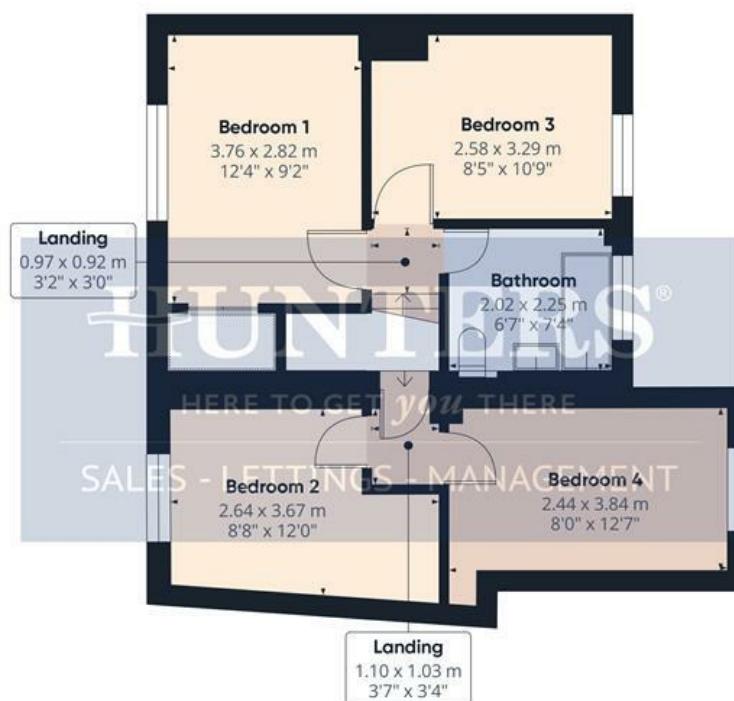
sunderland@hunters.com | www.hunters.com



Approximate total area⁽¹⁾

104 m²

1118 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.

Entry

6'5" x 3'11"

Hallway

3'9" x 3'2"

Living Room

10'4" x 22'3"

Sunroom

8'0" x 12'1"

Kitchen/Dining Room

4'9" x 7'3"

Kitchen/Dining Room

7'6" x 29'8"

Landing

3'2" x 3'0"

Landing

3'7" x 3'4"

Bedroom 1

12'4" x 9'3"

Bedroom 2

8'7" x 12'0"

Bedroom 3

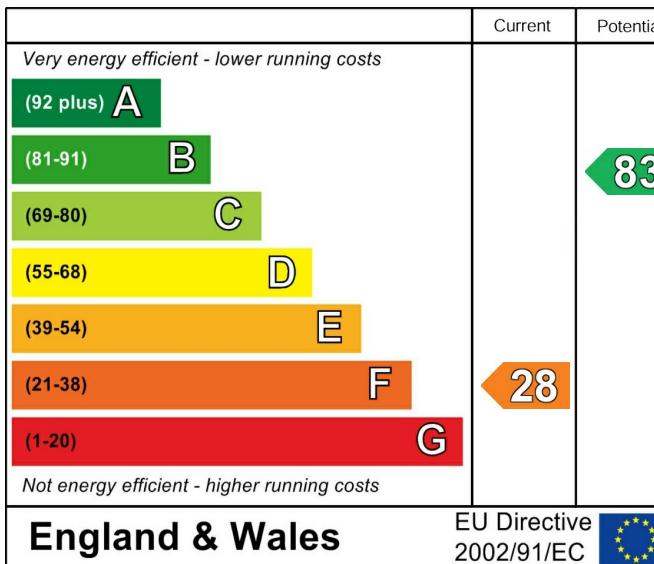
8'5" x 10'9"

Bedroom 4

8'0" x 12'7"

Bathroom

6'7" x 7'4"

Energy Efficiency Rating

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.

