



2 bed cottage to buy in SR5

Eglinton Street, Monkwearmouth,
Sunderland, Tyne and Wear, SR5 1DT

£124,950 Offers Over

 x2  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ 2 bedroom cottage property
- ✓ Desirable location
- ✓ Recently refurbished
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Pattinson Estate Agents is delighted to welcome to the market this fully refurbished 2-bedroom terraced cottage, finished to an exceptionally high standard. This "ready to move into" property is situated in the highly sought-after Monkwearmouth area, making it an ideal choice for first-time buyers, downsizers, or investors seeking a high-quality rental.

Property Highlights

Fully Refurbished Interior: The home has undergone a complete transformation, featuring neutral decorative finishes and high-quality carpets throughout.

Modern Living Spaces: A bright entrance hall leads to a spacious reception room centered around a modern electric fireplace.

High-Spec Kitchen & Bath: The property boasts a newly re-fitted, well-equipped kitchen, and a contemporary bathroom finished with stylish wall lighting and a heated towel rail.

Versatile Loft Room: A standout feature is the loft room with Velux windows and the added benefit of separate W/C perfect for a home office or guest space.

Outdoor Space: To the rear, there is a charming sunroom and a private, large yard with off street parking.

Prime Location

The property is perfectly positioned for convenience and leisure in the heart of SR5.

Transport: Within easy walking distance to the Stadium of Light Metro Station, providing direct rail links to Sunderland City Centre and Newcastle.

Amenities: Close to a range of local shops, cafés, and supermarkets.

Leisure: Ideally placed near the Sunderland Aquatic Centre and just a short drive from the beautiful coastline.

This property is offered chain-free and early viewing is highly recommended to appreciate the quality of this refurbishment. For more information or to arrange a viewing, please contact the Sunderland - Pattinson Estate Agents branch today.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £124,950

Property Type: Cottage

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Living Room



Kitchen



Sun-Room



Bathroom



Bedroom 1



Bedroom 2





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,
TBC<http://www.norfolkpropertyauctions.com>

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