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Wearmouth Drive, Monkwearmouth, Sunderland, SR5

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Offers In The Region Of £225,000

* 3 BEDROOM * SEMI DETACHED * FREEHOLD * DOUBLE DRIVEWAY * GARAGE * GARDEN *

This three-bedroom semi-detached house is offered for sale in the popular Monkwearmouth area of Sunderland and is presented in very good condition, offering well-proportioned accommodation and a practical layout for everyday living.

To the front, a double block-paved driveway provides parking, with space for a further two cars behind gates, while a detached garage offers additional parking or storage. Inside, the reception room provides a comfortable space to relax and leads through to an open-plan kitchen/dining room. The contemporary wraparound kitchen features a modern centre island with a full-sized built-in wine cooler, while the kitchen itself includes an integrated fridge freezer, dishwasher, washer/dryer, oven and gas hob. Double patio doors open onto the rear garden and allow plenty of natural light into the room.

Upstairs, the spacious master bedroom benefits from large windows, with the second bedroom offering a good-sized double room. The third bedroom is a single and is currently used as a home office. The generous bathroom is fitted with a shower cubicle and tiled floor.

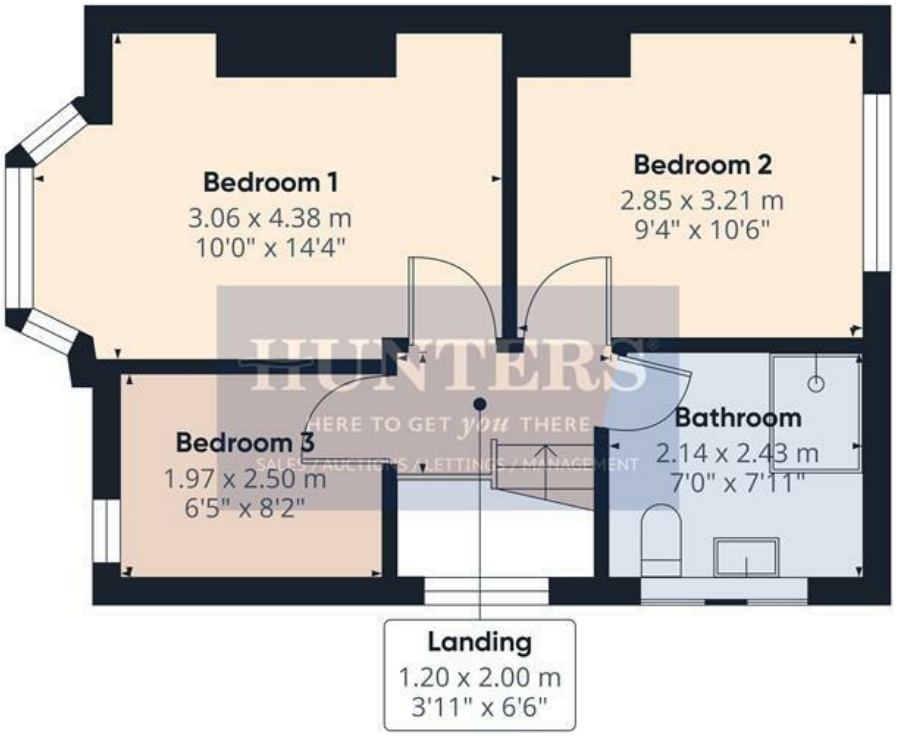
To the rear, the south-facing garden is a good size and is part block paving and a lawn area, providing a useful outdoor space for relaxing and entertaining.

The property is conveniently located close to local shops, with a large Tesco also nearby. Sunderland city centre is within easy reach for a wider range of amenities, while the coast is accessible for leisure and recreation. There are also good public transport connections, with a nearby Metro station providing links into Sunderland city centre and across Tyne & Wear.

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Floor 0



Floor 1



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Approximate total area(1)

69.1 m²

745 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
3'11" x 6'4"

Living Room
13'7" x 11'11"

Kitchen/Dining Room
16'9" x 10'6"

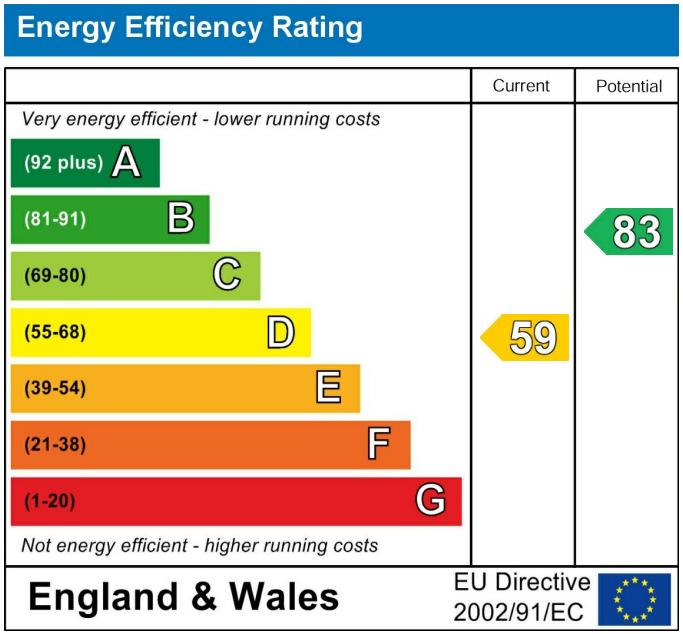
Landing
3'11" x 6'6"

Bedroom 1
10'0" x 14'4"

Bedroom 2
9'4" x 10'6"

Bedroom 3
6'5" x 8'2"

Bathroom
7'0" x 7'11"



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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