

Eglinton Street North, Monkwearmouth, Sunderland, SR5

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Offers In The Region Of £105,000

Situated on the popular Eglinton Street North in Sunderland, this well-presented home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a welcoming reception room, providing a comfortable and versatile living space ideal for both relaxing and entertaining. The well-proportioned bedroom offers a peaceful retreat, while the modern bathroom is thoughtfully appointed to meet everyday needs.

A particular highlight of the home is the bright and spacious dining area, enhanced by two large Velux windows that flood the room with natural light, creating an inviting space for family meals, entertaining guests, or simply enjoying the airy surroundings. This is especially apparent when the sun shines as light beams through the velux windows, a great feature for this home.

Conveniently located close to local amenities, transport links, and Sunderland city centre, the property combines comfort with practicality in a sought-after residential location.

Offering well-balanced accommodation throughout and presented with broad appeal, this delightful home is ready to move into and represents an excellent opportunity for a range of purchasers. Early viewing is highly recommended.

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Approximate total area(1)

62.5 m²

673 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.

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Hallway
13'11" x 3'3"
The hallway is bright and simple with clean white walls and a light wood floor, leading naturally into the main living spaces and creating a welcoming entrance to the home.

Bedroom
13'7" x 12'5"
This inviting bedroom features a striking wooden slatted feature wall behind a centrally placed double bed. The room is carpeted in a light shade, enhancing its warm and restful feel, and is naturally lit by a large window dressed with light curtains.

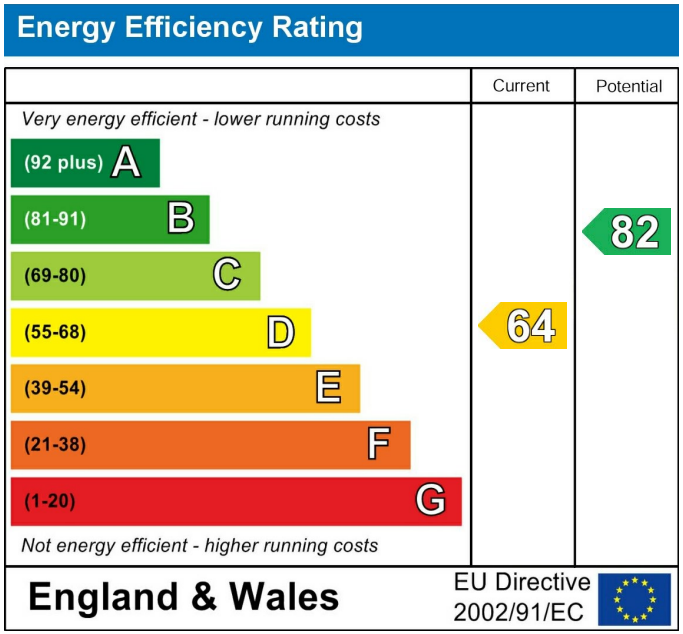
Living Room
13'8" x 15'11"
The spacious living room offers a cosy and stylish space, with a standout deep blue feature wall framing a classic white fireplace and a wood-burning stove. Pale wooden flooring runs throughout, complemented by neutral-toned sofas and a soft rug, creating an inviting atmosphere. Large windows and an open archway lead through to the dining area, allowing natural light to flood the room, courtesy of the large velux windows. This area is especially striking on a sunny day.

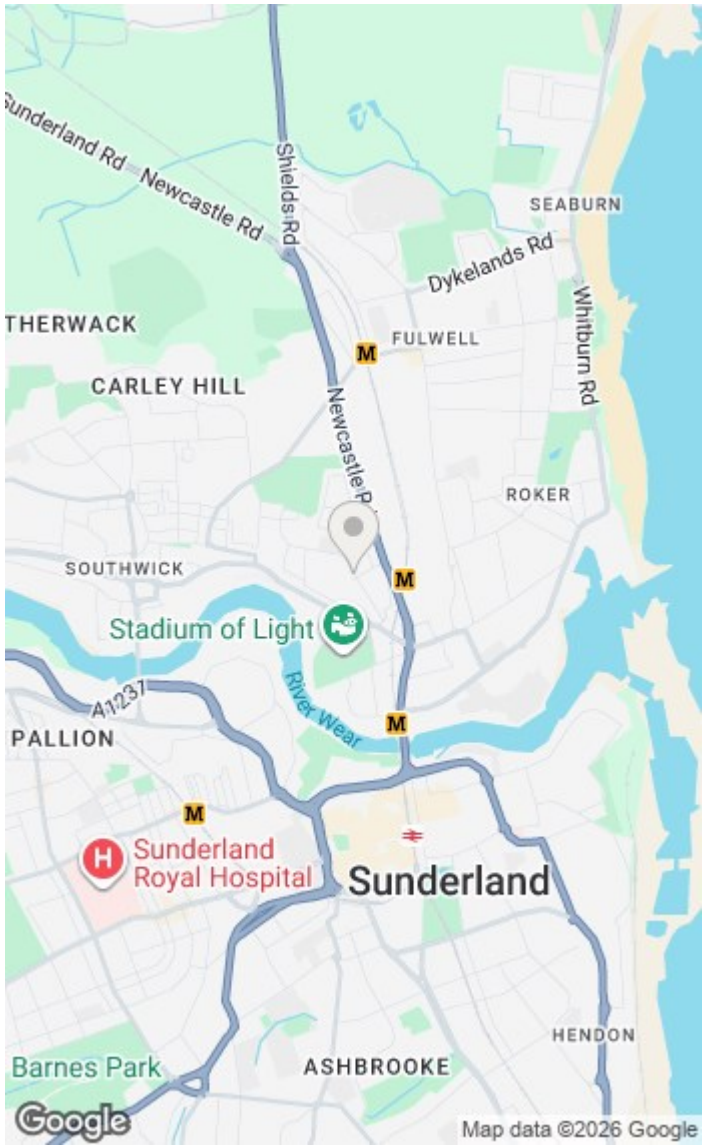
Dining Room
8'7" x 9'6"
This bright dining room is set in a small extension with white walls and a light wooden floor. Two large skylights and a window with dark blue curtains flood the space with natural light, creating an airy and cheerful environment ideal for mealtimes. The dining area has comfortable space for four, positioned comfortably below the skylights and adjacent to an exposed brick archway that adds a charming architectural detail.

Kitchen
16'11" x 7'7"
The modern kitchen is fitted with glossy white cabinets and dark tiled splashbacks, paired with rich wooden effect worktops that add warmth and contrast. A range cooker with a stainless steel hood sits centrally, easily accessible and perfect for cooking enthusiasts. The kitchen includes space for free standing appliances such as a dishwasher and washing machine, and a door leads out to the rear yard, bringing additional light through a window above the sink.

Bathroom
6'11" x 8'2"
The bathroom is clean and contemporary, featuring white walls with grey tiling around the bath and floor. It includes a bath, a pedestal sink, a toilet, and a heated towel rail, and a separate shower cubicle with overhead and hand held shower, with a window providing natural light and ventilation.

Rear Garden
The rear garden is a low-maintenance outdoor space with a paved patio area perfect for seating. A small section features patterned tiles and a couple of chairs, enclosed by brick and wooden fencing for privacy. It's a cosy spot for enjoying outdoor moments with minimal upkeep.





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.


























Russell Hobbs








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