



## 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



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## Kitchen



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## Sun-Room



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## Bathroom



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## Bedroom 1



## Bedroom 2





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

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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