



hackett
PROPERTY

91 River View, Low Street, Sunderland SR1 2AT

■ LARGE MODERN TOWNHOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England, Scotland & Wales		

£775 pcm



2 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Council Tax Band C (students must provide an exemption)
- Damage Deposit £894.23 (5 weeks rent)

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Sunderland, SR1 1NA

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Available Now

Large, three bedroom modern, part furnished townhouse briefly comprising; street entrance, stairs to first floor accessing three double bedrooms, one with en suite shower room/WC and family bathroom/WC. Second floor comprises notably spacious sitting room and dining kitchen. Modern features include double glazing, kitchen appliances, shower, electric heating and alarm. Easy access to City Centre and Sunderland quayside.

Council Tax Band C (students must provide an exemption)

Damage Deposit £894.23 (5 weeks rent)

Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Timber Panelled Entrance Door

Into:

Hallway

With stairs to first floor, leading to:

First Floor Landing

Providing access to first floor bedroom accommodation and with stairs to second floor.

Bedroom One

2.77m x 3.73m (9' 1" x 12' 3") narrowing to 2.74m (9') approximately
Bedroom of good proportion with television aerial point and direct access to:

En Suite Shower Room/WC

Fitted with a separate shower unit with chrome shower fitting, pedestal hand basin and low level WC. Other benefits include wall mounted extractor, shaving socket and marble floor tiling.

Bedroom Two

4.98m x 2.82m (16' 4" x 9' 3") approximately
Superbly proportioned double bedroom.

Bedroom Three

3.76m x 2.34m (12' 4" x 7' 8") approximately
Well proportioned double bedroom.

Bathroom/WC

Fitted with a white three piece suite including low level WC, pedestal hand basin and panelled bath over which there is a shower curtain. Other benefits include marble floor tiling and split level wall tiling, cluster spot lighting, wall mounted extractor, shaving socket and chrome ladder radiator.

Second Floor Landing

Leading through to:

Sitting Room

6.45m x 4.98m (21' 2" x 16' 4") approximately
Highly substantial room with double aspect windows maximising degree of natural light. Features include spot lighting, satellite television access, telephone point and store cupboard.

Diner/Fitted Kitchen

4.98m x 4.01m (16' 4" x 13' 2") approximately
Once again a highly substantial room, providing ample space for a sizeable table ideal for day to day family living and entertaining purposes. Fitted iwth a comprehensive range of contemporary beech effect laminate units to wall and base with brushed steel furniture including brushed steel microwave, split level brushed steel oven, separate fridge and freezer, dishwasher, washer dryer, halogen four ring hob with brushed steel filter hood over and tiled splash backs. Other benefits include spot lighting, oversized windows (double aspect) maximising natural light, stainless steel drainage sink with chrome monobloc tap fitting and timber effect laminate flooring.

Parking

Accessed via sensor operated gates, the house benefits one allocated parking bay.