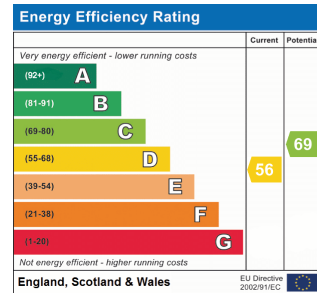




**hackett**  
PROPERTY

28 Cairnside, Sunderland, Tyne and Wear SR3 3LT

▪ COUNCIL TAX BAND D, TENURE FREEHOLD



£240,000



1 Bathrooms



4 Bedrooms

### PROPERTY FEATURES

- Substantial family home
- Prestigious location
- 4 bedrooms

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AUCTION SALE THROUGH AUCTION NORTH  
- CLOSING DATE 28/03/2024

A substantial and extended semi-detached family house located on a superb garden site within prestigious East Herrington.

Benefiting accommodation over two floors the house has both excellent reception space and four good bedrooms.

Modern features include a gas central heating system and double glazing.

The property is decoratively tired and it is expected that the eventual buyers will cosmetically update and refurbish the house.

A rare opportunity to the market and therefore viewing is strongly recommended.

## Entrance

Timber door into:

## Reception Hallway

Accessing ground and first floor

## Sitting room 4.52m x 3.80m

Into a bay window with two side lights and tiled fireplace. Also with phone and cable tv points.

## Dining / sun room (L shaped) 5.19m to 3.43m x 7.34m to 2.18m

A large room with full width windows and glazed patio doors overlooking the rear gardens. An ideal space for formal dining and garden room use. With two wall mounted lights, storage cupboard and electric fire.

## Breakfast kitchen 4.78m x 3.34m

Fitted with a comprehensive range of units to wall and base with laminate work surfaces over, including a breakfast bar, sink and five ring electric hob with hood over. Other benefits include part wall tiling, floor tiling, split level oven and grill, side window and door into a rear lobby.

## Utility

Accessed via the rear lobby with further fitted units and plumbing for appliances. A UPVC rear door leads to the rear gardens.

## Separate Toilet

With low level toilet and sink with vanity storage. Floor tiling and a side window is also included.

## First Floor Landing

Leading to first floor accommodation.

## Bedroom One (front) 4.67m x 3.10m

Into a bay window, an excellent double bedroom with fitted wardrobes.

## Bedroom Two (front) 4.91m x 2.61m

Into a bay window, an excellent double bedroom with secondary window and laminate flooring.

## Bedroom Three (rear) 3.78m x 3.41m

An excellent double bedroom with fitted wardrobes.

## Bedroom Four (rear) 5.41m x 2.54m

An excellent double bedroom with fitted wardrobes.

## Bathroom/ toilet:

Fitted with a corner air bath with shower and screen over. Other benefits include floor and wall tiling, vanity hand basin and ladder radiator.

## Garage

Integrated to the house a well proportioned single garage with up and over door access.

## Gardens

To the front of the house is an attractive lawn with mature borders and single driveway.

To the rear of the property and large mature lawned gardens with super sitting areas and greenhouse to rear. A lovely space for the family enjoyment of summer sunshine.