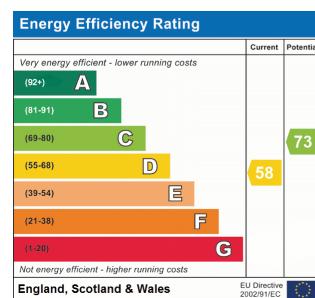




**hackett**  
PROPERTY

22 Holly Court, Millfield, Sunderland, Tyne and Wear SR4 7UJ  
■ REFURBISHED FAMILY HOME



**£950 pcm**

1 Bathrooms

3 Bedrooms

#### PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £1384.61 (5 weeks rent)

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Freshly refurbished three-bedroom semi-detached house. A bright, modern space perfect for a family home. Brilliantly placed just a short walk from Aldi, public transport links including the local Metro. This property offers comfort and convenience while there are modern specifications including double glazing, gas central heating and good quality kitchen and bathroom. Externally there are low maintenance gardens and a single garage located in the separate block adjacent to the house. Viewing essential, unfurnished.

Council Tax Band A (students must provide an exemption)

Damage Deposit £1384.61 (5 weeks rent)

### Accommodation

Entrance leading into:

#### Living Area

3.85m x 3.56m (12' 8" x 11' 8") approximately

A spacious living area, opening into an open plan dining and lounge. A wide front window showcases the private front yard space surrounded by lush greenery borders, creating a lovely sense of privacy. Fitted with brand new carpets create a cosy and stylish feel.

#### Kitchen/Dining Area

5.42m x 3.49m (17' 9" x 11' 5") approximately

The kitchen flows nicely from the living area and is fitted integrated oven, a drainage sink and tap create a bold, on-trend focal point in the kitchen, plus plenty of storage and workspace. Stunning double patio doors that open straight into the yard — perfect for letting in fresh air or stepping outside with your morning coffee during warmer months.

#### Toilet

The downstairs toilet features a space-saving combined toilet and basin unit, ideal for compact bathrooms.

#### First Floor Landing

Leading to

#### Bedroom One

4.66m x 3.03m (15' 3" x 9' 11") approximately

An excellent double bedroom with storage and large windows.

#### Bedroom Two

2.88m x 2.31m (9' 5" x 7' 7") approximately

A light and well proportioned bedroom.

#### Bedroom Three

.37m x 2.75m (1' 3" x 9' 0") approximately

A double bedroom with large windows

#### Bathroom

2.47m x 2.04m (8' 1" x 6' 8") approximately

The bathroom is modern and practical, complete with large bathtub, Matt black Thermostatic shower fitted with a rainforest shower head, a stylish rectangular sink basin supported by built in storage beneath. The room offers excellent ventilation and other benefits include double glazed windows, fitted heated towel rail, tasteful tiling and a clean finish.

#### Externally

The property offers a large back garden ideal for relaxing or hosting. A gate leads onto the street where parking is available.