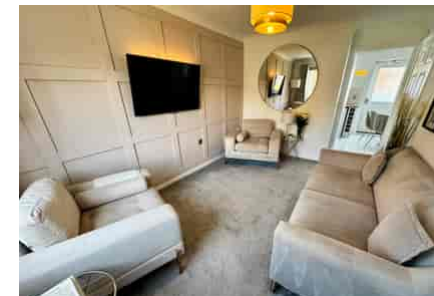




4 Hetherset Close, Havelock Park, Sunderland SR4 8EU

■ BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

£130,000 Fees may apply



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Council Tax Band B, Tenure - Freehold
- Popular Residential Location

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

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www.hackettproperty.com





Beautifully presented two bedroom semi-detached house featuring tastefully considered and superbly presented accommodation over two floors.

Modern features include a contemporary fitted kitchen with appliances, stylish bathroom fittings, gas central heating, double glazing and alarm.

Externally there is a garden area and side driveway to front and to the rear a sizeable lawned garden with decked seating area perfect for summer months and sunbathing.

A great opportunity for those wanting a fully finished home ideal for couples and small families.

Property Information

Tenure - Freehold

Council Tax Band B

Accommodation

Entrance Hallway

With access to ground and first floors

Living Room (Front)



4.13m x 2.88m (13' 7" x 9' 5") approximately  
A stunning room ideal for lounge purposes.  
With phone and satellite connections.

Dining Kitchen (Rear)



3.83m x 2.96m (12' 7" x 9' 9") approximately  
Overlooking the rear garden this stylish room offers space for dining and day to day living while also fitted with white high gloss units to wall and base with laminated work surfaces, sink , hob, oven and space for appliances. There's a door leading directly into the garden.

Separate Toilet

Fitted with a white toilet and sink, also with tiled floor, tiled splash backs and extractor.

First Floor Landing

Leading to first floor accommodation.

Bedroom One (Rear)

2.55m x 3.87m (8' 4" x 12' 8") approximately  
An excellent double bedroom overlooking the rear garden.

Bedroom Two (Front)

2.80m x 3.80m (9' 2" x 12' 6") (at widest) approximately  
A double bedroom.

Bathroom & Toilet



Fitted with a white three piece suite including toilet, sink and panel bath with shower and screen over. Other benefits include chrome furniture, vinyl flooring, window, part tiling, radiator, toiletry storage and extractor.

Externally



To the front there is a single width treble length drive and open front garden. To the rear there is a lawned garden which is bathed in the days sunshine and including a decked area great for barbecues and sitting in the sun.