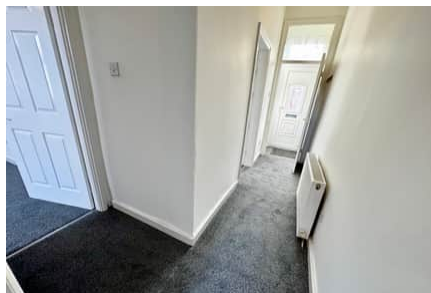




hackett
PROPERTY

17 Kipling Street, Sunderland, Tyne and Wear SR5 2AT

■ NEWLY REFURBISHED COTTAGE



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | 82 |
| C (69-80) | | |
| D (55-68) | 61 | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

£69,950



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Tenure - Freehold, Council Tax Band A
- Viewing Essential

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rightmove Zoopla OnTheMarket.com



PRS Property Redress Scheme

A newly refurbished two bedroom terraced house, located on a popular residential street close to local shops and amenities.

Internally the accommodation is excellent with neutral decor maximising the feel of light and space.

Modern features include a gas fired central heating system ensuring economy and efficiency, UPVC double glazing to windows and doors, shower fitting and modern fitted kitchen with appliances.

Externally there is a large yard to the rear.

Viewing essential.

Property Information

Tenure - Freehold

Council Tax Band A

Accommodation

UPVC entrance door into:

Hallway

Accessing the accommodation. With loft access.

Living Room (Rear)

4.38m x 2.63m (14' 4" x 8' 8") approximately
With a decorative fireplace and mantle piece surround. Ideal for day to day living.
Also includes a larger fridge/freezer.

Kitchen (Rear)

2.79m x 1.66m (9' 2" x 5' 5") approximately
Fitted with a range of units, laminated work surfaces, cooker with oven and hob, washing machine, splash backs and vinyl floor.

Bathroom & Toilet

With a white three piece suite (toilet, sink and bath), shower fitting, extractor and window.

Bedroom One (Front)

4.18m x 4.05m (13' 9" x 13' 3") approximately
An excellent double bedroom.

Bedroom Two (Rear)

3.28m x 2.15m (10' 9" x 7' 1") approximately
A single bedroom of good proportion.

Rear Yard

With gate to lane. Westerly aspect and enjoying much afternoon sunlight.