

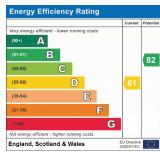
# 17 Kipling Street, Sunderland, Tyne and Wear SR5 2AT

NEWLY REFURBISHED COTTAGE









**£69,950** Fees may apply



1 Bathroom



2 Bedrooms

## **PROPERTY FEATURES**

- Tenure Freehold, Council Tax Band A
- Viewing Essential

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

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 system ensuring economy heating 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 larder 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.











