



**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		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£69,950** Fees may apply



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.