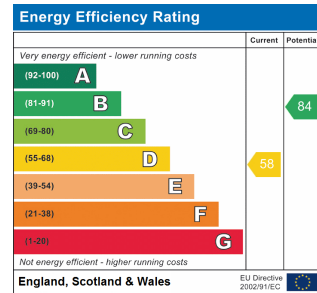




**hackett**  
PROPERTY

110 Cheltenham Road, Sunderland, Tyne and Wear SR5  
3QF  
UNFURNISHED SEMI DETACHED HOUSE



£650 pcm



1 Bathroom



2 Bedrooms

**PROPERTY FEATURES**

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £750 (5 weeks rent)

12a Frederick Street,  
Sunderland, SR1 1NA

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Available Now, Two bedroom semi-detached unfurnished house situated on a popular residential estate close to local shopping facilities, schools and with good transport links to Sunderland City Centre and nearby A19 accessing the North East Region. Internally, the accommodation has been painted throughout and benefits new flooring while other features include, double glazing, gas fired central heating to radiators from combination boiler and fitted kitchen units with a gas hob, oven and filter hood. The accommodation briefly comprises, ground floor: reception hallway providing access to ground and first floor, spacious living room and fitted kitchen/dining room. First floor comprises: two double bedrooms, bathroom with mains operated shower fitting and separate WC. Externally, there is a paved patio garden leading to grassed area.

Council Tax Band A (students must provide an exemption)

Damage Deposit £750 (5 weeks rent)

### Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

### Ground Floor

#### UPVC Entrance Door

Into:

#### Reception Hallway

Providing access to ground and first floor with cloaked storage cupboard, stairs with spindles and newel-post, linen store, radiator and door into:

### Living Room

3.96m x 3.26m (13' x 10' 8") approximately,

with double aspect windows maximising natural light overlooking gardens with radiator.

### Kitchen/Diner

4.67m x 3.23m (15' 4" x 10' 7") approximately, providing ample space for a sizable table ideal for day to day family living fitted with range of modern beech style laminate units to wall and base with brushed steel furniture and black granite style laminated work surfaces over incorporating a drainage sink with chrome mixer tap and four ring brushed steel gas hob with electric oven under and brushed steel filter hood over. Other benefits include: ample space for fridge freezer, plumbing for appliances, part wall tiling, vinyl flooring, over-sized picture window, television aerial point, garden access door and radiator.

### Externally

to the front of the property there is a well proportioned paved patio garden area with dwarf wall surround leading to further grassed garden area.

### First Floor

#### Landing

Providing access to first floor accommodation with door into:

#### Bedroom One

3.94m x 3.26m (12' 11" x 10' 8") approximately,

sizable double bedroom with integrated storage cupboard, double aspect windows maximising natural light while other benefits include a radiator.

#### Bedroom Two

3.18m x 3.22m (10' 5" x 10' 7") approximately,

with over-sized window maximising natural light, radiator and television aerial point. Excellent double bedroom.

### Separate WC

fitted with a white low level WC, vinyl flooring and high level window.