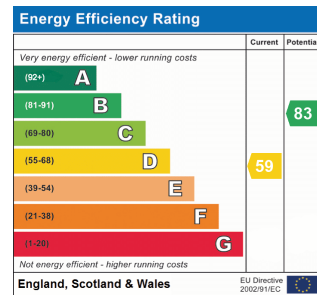




**hackett**  
PROPERTY

25 Abbey Street, Sunderland, Tyne and Wear SR5 2EB

▪ **THREE BEDROOM PART FURNISHED TERRACED HOUSE**



**£750 pcm**



1 Bathrooms



3 Bedrooms

**PROPERTY FEATURES**

- Council Tax Band A, Tenure - Freehold
- Stylish & contemporary throughout

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Stylish and contemporary three bedroom part furnished terraced house situated in a residential street with good access links across Sunderland city. The property is presently tenanted with rent of £650pcm.

Internally the accommodation is spacious and of high quality throughout, briefly comprising , ground floor: reception, two reception rooms, fitted kitchen and bathroom with toilet and separate shower.

At first floor there are three bedrooms.

Externally there is a decked patio yard to rear - perfect for summer weather!

Modern features include: gas central heating, double glazing and kitchen appliances.

Viewing is essential!

## Bedroom One

3.88m x 3.46m (12' 9" x 11' 4") approximately  
An excellent double bedroom with spot lighting

## Bedroom Two

4.39m x 2.30m (14' 5" x 7' 7") approximately  
An excellent double bedroom with spot lighting.

## Bedroom Three

2.89m x 2.25m (9' 6" x 7' 5") approximately  
A well proportioned bedroom or excellent office. With spot lighting.

## Patio Yard

With decked area and hard standing providing parking for one car via a sensor operated roller shutter door.

## Entrance

UPVC door into:

## Reception Hallway

Leading to ground and first floor accommodation.

## Sitting Room

4.49m x 4.05m (14' 9" x 13' 3") approximately  
With laminate flooring, feature radiators , spot lighting and TV aerial.

An open arch leads to:

## Dining Room

4.40m x 5.82m (14' 5" x 19' 1") approximately  
With laminate flooring, double patio doors, storage cupboard, spot lighting and two feature radiators.

## Kitchen

3.92m x 1.95m (12' 10" x 6' 5") approximately  
Fitted with a white contemporary range of units to wall and base with laminate work surfaces over including a four ring halogen hob and sink with mixer tap.  
Other benefits include laminate flooring, splash backs, filter hood , spot lighting, fridge freezer, dishwasher, washing machine and side window.

## Rear Lobby

With UPVC rear door.

## Bathroom/WC

Fitted with a white three piece suite including toilet, sink and bath, also fitted is a separate shower unit, tiled floor, spot lighting, radiator and extractor.

## First Floor Landing

Leading to bedrooms.