

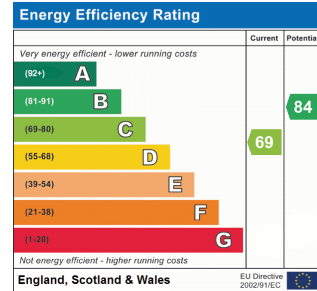


hackett
PROPERTY

16 Barleycorn Place, Sunderland, Off Toward Road SR1

2QQ

▪ Superbly presented two bedroom town house



£650 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Within easy reach of City Centre
- Oversized single garage and utility area
- Fitted kitchen with appliances

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Available 30/04/2024

Superbly presented two bedroom three storey townhouse situated within close proximity of Sunderland City Centre, internally enjoying excellent standard of neutral décor and specification throughout. The accommodation briefly comprises, ground floor; reception hall, walk in cloak and oversized single garage with utility area, first floor comprises; living room and fitted kitchen. Second floor comprises; two bedrooms and bathroom/WC. Externally there is a gated block paved large yard to rear. Modern features include gas central heating, kitchen appliances and UPVC double glazing. Unfurnished.

Damage Deposit (5 Weeks) £750.00

Council tax band A

ground floor

UPVC Entrance Door

Into:

Reception Hall

Providing access to stairs to first floor and into:

Walk In Cloakroom

With garage access door.

Garage/Utility Area

6.27m x 3.66m (20' 7" x 12') approximately With plumbing for appliances and fitted washer dryer, work bench and ample space for further storage facilities and the parking of a family sized car. Access is gained via a metal up and over door.

first floor

First Floor Landing

Providing access to first and second floor accommodation.

Living Room

3.56m x 3.53m (11' 8" x 11' 7") approximately With 'long plank' ridged timber effect laminate flooring, telephone point, television aerial point, two wall mounted side lights and front aspect.

Fitted Kitchen

3.58m x 2.36m (11' 9" x 7' 9") approximately Fitted with a modern range of units to wall and base with laminated roll top work surfaces over incorporating a four ring gas hob with electric oven under and stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include fridge with freezer incorporated, tiled splash backs, spot lighting, double windows and ceramic floor tiling.

second floor

Bedroom One (Front)

3.56m x 3.53m (11' 8" x 11' 7") approximately Well proportioned double bedroom with fitted wardrobes providing excellent hanging and shelving space, laminate floors and telephone point.

Bedroom Two (Rear)

3.35m x 2.13m (11' x 7') approximately Well proportioned single bedroom with laminate flooring and loft access.

Bathroom/WC

Equipped with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath with bath shower attachment and curtain over. Other benefits include wall tiling, ceramic floor tiling and mirror fronted toiletry storage cabinet.

externally

Yard

To the rear of the property there is a large yard with block paving, access to which is gained via two timber gates.