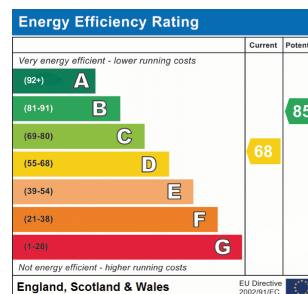




hackett
PROPERTY

8 Glencoe Square, Sunderland, Tyne and Wear SR4 9QR

■ SUPERBLY PRESENTED SEMI-DETACHED HOUSE



£750 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £865.38 (5 weeks rent)

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove

Zoopla

OnTheMarket.com



PRS Property Redress Scheme

AVAILABLE MID JUNE

A superbly presented two bedroom semi-detached house situated on a green and leafy residential square close to local amenities and shops. The house sits on a large garden plot with spacious, well kept rear gardens, while there is street parking to the front.

Internally the accommodation is over two floors and is in excellent condition, features of note include a larger kitchen and diner and a rear conservatory overlooking the gardens.

Modern features include a gas central heating system run from a combination boiler maximising both economy and efficiency, electric shower and UPVC double glazing.

Viewing is essential!

Council Tax Band A (students must provide an exemption)

Damage Deposit £865.38 (5 weeks rent)

Accommodation

Security door into:

Entrance Hallway

To first and ground floors with laminate flooring.

Living Room (Front)

4.26m x 4.15m (14' 0" x 13' 7") approximately
With laminated flooring, under stair storage and shallow bay window maximising natural light. An excellent lounge.

Kitchen/Diner

5.45m x 2.18m (17' 11" x 7' 2") approximately
Fitted with a modern range of units to base with laminate work surfaces over incorporating a gas hob and electric oven, tiled splash backs, vinyl floor, plumbing for appliances, breakfast table area and French doors to rear conservatory.

Conservatory

4.25m x 3.89m (13' 11" x 12' 9") approximately
Overlooking the rear gardens with double aspect surround windows and glass painted rear door. Also including laminate flooring, side light and central heating.

First Floor Landing

With loft access and into:

Bedroom One (Front)

4.95m x 3.98m (16' 3" x 13' 1") approximately
An excellent double bedroom with freestanding wardrobe and boiler cupboard.

Bedroom Two (Rear)

2.32m x 2.10m (7' 7" x 6' 11") approximately
Overlooking the rear garden.

Bathroom & Toilet

Fitted with a white three piece suit with chrome furniture. Over the bath is an electric shower and screen. Other benefits include vinyl flooring, window and extractor.

Rear Garden

Superbly presented with lawn, paved area and large deck ideal for summer months.
Two storage sheds offer excellent space.

Front Garden

With entrance walkway and low maintenance town garden.