



**hackett**  
PROPERTY

7 Laburnum Road, Sunderland SR6 9RN

■ Two Bedroom Bungalow



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	63	81

**£995 pcm**



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Damage Deposit (5 Weeks Rent) - £1148.07
- Council Tax Band A (students must provide an exemption)

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PRS Property Redress Scheme

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PRS Property Redress Scheme

AVAILABLE NOW

A truly stunning, two bedroom, semi-detached , bungalow located in the sought after area of Fulwell and within easy reach of local shops, schools, metro, bus services and the sandy beaches of Roker seafront.

Immaculate throughout and finished with a modern specification including: gas central heating, double glazing, spot lighting, and luxury bathroom and kitchen fittings.

Council Tax Band A (students must provide an exemption)

Damage Deposit £1148.07 (5 weeks rent)

Ground Floor

UPVC Entrance Door

With UPVC security door into a lobby with tiled floor and secondary door into:

Reception Hallway

Leading to the main accommodation, with inner cloak storage lobby, spot lighting ,coving and into:

Sitting Room

5.40m x 3.22m (17' 9" x 10' 7") approximately, With double aspect windows maximising natural light this spacious room as a focal point features a flame effect electric fire with hearth and mantle piece surround. Other feature include TV point, phone point and coving.

Kitchen/Diner

4.80m x 3.20m (15' 9" x 10' 6") approximately, Fitted with a comprehensive range of cherry wood style units to wall and base with brushed steel furniture and laminated work surfaces over which incorporates a x4 ring halogen hob and stainless steel sink with mixer tap. Other benefits include a split level oven , filter hood , tiled splash backs, vinyl flooring, double aspect windows, spot lighting, space for dining table, plumbing for appliances and rear door.

Bedroom One (front)

4.66m x 4.02m (15' 3" x 13' 2") approximately, Into a bay window, a superb double bedroom with TV point and coving.

Bedroom Two (rear)

4.62m x 3.43m (15' 2" x 11' 3") approximately, Another super double bedroom with oversized window

Bathroom

Fitted with an oversized, wet room style shower unit and shower, pedestal hand basin, low level toilet , wall tiling with decorative border, wall mounted mirror, spot lighting, shaving light , extractor, side window and coving.

Externally

To the front is a paved, low maintenance area and entrance to house and side gate to rear. To the rear of the property is a large, predominantly west facing paved patio garden with raised flower bed and gate to rear lane. The rear patio is a secluded space ideal for enjoying summer sunshine.