



£825 pcm



2 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £951.92 (5 weeks rent)

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Newly refurbished three bedroom terraced ex local authority house situated in the Newbiggen Hall Estate with green and open front aspects and internally well proportioned accommodation briefly comprising, Ground Floor: reception hallway with storage cupboard, spacious sitting room with stretch window to rear gardens, breakfasting kitchen, double bedroom one and separate toilet. First Floor comprises: two further bedrooms and bathroom. Externally, to the rear of the property there is a well proportioned and predominantly south facing garden with sizeable deck, bark covered area, flower bed and entrance walkway. Unallocated parking is provided to the rear of the building. Modern features include, fitted kitchen, double glazing and electric night storage heating.

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UPVC Entrance Door

Into

Reception Hallway

Providing access to ground and first floor accommodation with cloak storage cupboard, night storage heater and leading through to:

Living Room

5.12m x 3.42m (16' 10" x 11' 3") approximately,

A highly substantial room with full length stretch windows onto the rear gardens maximising natural light, display plinths are ideal for television and decorative finishings while other benefits include, television point and night storage heater.

Kitchen

4.25m x 1.91m (13' 11" x 6' 3") approximately,

With fitted breakfast bar, excellent storage, black granite style laminated work surfaces with stainless steel drainage sink, chrome mixer tap, four ring electric hob and oven. Other benefits include, vinyl flooring, PVC rear access door, airing storage cupboard and tiled splash-backs.

Bedroom One

3.00m x 3.91m (9' 10" x 12' 10") approximately, highly

Double bedroom with high storage heater and television aerial point.

Separate WC

With low level WC, wall tiling, floor tiling and front window.

First Floor

Landing

Providing access to first floor accommodation with night storage heater.

Bathroom Two

3.01m x 1.90m (9' 11" x 6' 3") approximately,

Overlooking front aspects.

Bedroom Three

3.00m x 1.93m (9' 10" x 6' 4") approximately,

Overlooking rear aspects.

Bathroom/WC

Fitted with a white panel bath with electric shower over and shower curtain, hand basin & toilet. Other benefits include vinyl flooring, laminate wall panelling and window.

Externally

To the front of the property there is an open grassed area ideal for children and to the rear of the property there is a well proportioned and predominantly south facing garden with sizeable deck, bark covered area, flower bed and entrance walkway.