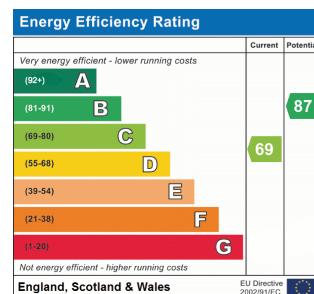




**hackett**  
PROPERTY

53 Wearhead Drive, Eden Vale Sunderland SR4 7LP

- Three bedroom semi detached house



**£800 pcm**

1 Bathroom

3 Bedrooms

#### PROPERTY FEATURES

- Immaculate decorative finish
- Predominantly South facing landscaped gardens and drive
- Gas central heating, double glazing

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Available 08/02/2026

Beautiful three bedroom semi detached modern family house situated on a peaceful residential estate within easy reach of Sunderland City Centre. Internally the decorative finish is of a superb standard and complimented by a modern specification throughout including UPVC double glazing, gas central heating, shower and alarm. The accommodation briefly comprises, ground floor; entrance hallway, sitting room, fitted kitchen/diner and separate WC. First floor comprises; three bedrooms and family bathroom/WC. Externally to the front of the property there is a lawned garden and driveway for one car, while to the rear predominantly South facing aspects there are landscaped gardens with decked and paved areas, mature borders and timber store shed a lovely garden area. Unfurnished.

Council Tax Band C

Deposit required - £923.07 (5 weeks rent)

### Entrance Door

Into:

### Reception Hallway

Providing access to ground and first floor accommodation with radiator and door to:

### Sitting Room (front)

3.78m x 4.04m (12' 5" x 13' 3") approximately

With oversized window maximising the degree of natural light and as a focal point featuring a coal effect electric fire with beech mantelpiece and hearth. Other benefits include television aerial point and double multi paned doors into:

### Kitchen/Diner

4.75m x 2.74m (15' 7" x 9') approximately

Providing ample space for a sizeable table ideal for day to day living and entertaining purposes, double glass paned doors lead onto the predominantly South facing rear gardens while there is also a sizeable store cupboard.

The kitchen area is equipped with a modern range of maple style units to wall and base with stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring gas hob with electric oven under and filter hood over. Other benefits include ample space for upright fridge freezer, plumbing for appliances, ceramic floor tiling, tiled splashbacks, spot lighting and radiator.

### Separate WC

With white low level WC, corner hand basin, splash backs, ceramic floor tiling and radiator.

### First Floor Landing

Providing access to first floor accommodation with airing storage cupboard, loft access with retractable ladder and into:

### Bedroom One (rear)

2.90m x 3.15m (9' 6" x 10' 4") approximately

Fitted with a range of wardrobes, drawers and bedside tables providing excellent storage facilities. Well proportioned double bedroom also including television aerial point, telephone point and radiator.

### Bedroom Two (front)

3.05m x 2.03m (10' x 6' 8") approximately

Double bedroom with radiator.

### Bedroom Three

2.64m x 2.08m (8' 8" x 6' 10") narrowing to 1.68m(5' 6")approximately

Single bedroom of ample proportion with storage cupboard and radiator.

### Family Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a mains operated chrome shower fitting and shower screen. Other benefits include ceramic floor tiling, wall tiling, toiletry storage cabinet, wall mounted mirror, shelving, extractor to ceiling and chrome ladder radiator.

### Externally

To the front of the property there is a tarmac single driveway, to the side of which is a lawned garden area, while to the rear of the property there are landscaped predominantly South facing gardens with sizeable decked area, paved areas, borders and timber storage shed. An ideal place for enjoying summer sunshine.