



hackett
PROPERTY

45 Sandringham Crescent, East Herrington, Sunderland



£164,950



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

12a Frederick Street,
Sunderland, SR1 1NA
01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



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PRS Property Redress Scheme

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PRS Property Redress Scheme

A superbly presented and spacious two bedroom semi-detached former local authority house, situated in a much sought after residential location in East Herrington.

The house lies on a large garden plot and offers very well maintained accommodation throughout while also presenting considerable potential for further improvements.

The accommodation briefly comprises, ground floor: entrance hall, through living room, separate fitted kitchen, garden room/ utility and front store room. First floor comprises: two double bedrooms and bathroom/toilet.

Externally there is a driveway and side garden to front and large lawned garden to rear.

Modern features include: gas central heating from a combination boiler, double glazing and shower fitting.

Ideally located for a wide array of local amenities, supermarkets, the city centre and both bus and road links.

Viewing essential.

Agents Note
Please note the owner of the property is an employee/relative of an employee of Hackett Property.

Property Information
Tenure - Freehold

Council Tax Band A

Accommodation
UPVC entrance door into:

Reception Hall



Accessing both ground and first floors with cloak cupboard and front window.

Through Living Room



6.86m x 3.58m (22' 6" x 11' 9") approximately
With oversized windows to front and rear maximising natural light, offering excellent space for both lounge and dining purposes. Features include a gas fire, phone point and satellite point.

Kitchen



3.24m x 2.14m (10' 8" x 7' 0") approximately
Fitted with a range of units to wall and base with laminated work surfaces incorporating a drainage sink. Other benefits include a gas cooker point, phone point and rear window.

Garden Room/Utility



4.15m x 2.79m (13' 7" x 9' 2") approximately
With garden access and plumbing for appliances, offering considerable flexibility of use perhaps as a play room or conversion into a family day room.

Store Room
2.83m x 2.09m (9' 3" x 6' 10") approximately
With door to front and garden room.

First Floor Landing
With side window.

Bedroom One (Front)
3.95m x 3.45m (13' 0" x 11' 4") approximately
An excellent double bedroom with fitted wardrobes to one wall and further alcove leading to an over stair store area.

Bedroom Two (Rear)
3.43m x 3.31m (11' 3" x 10' 10") approximately
A well proportioned double bedroom overlooking the rear gardens.

Bathroom & Toilet
Fitted with a three piece suite including a toilet, sink and bath with mains shower over. Other features include spot lighting, floor and wall tiling and rear mirror.

Externally



To the front is a tidy and attractive garden with side single driveway.

To the rear is a large lawned garden ideal for summer months.