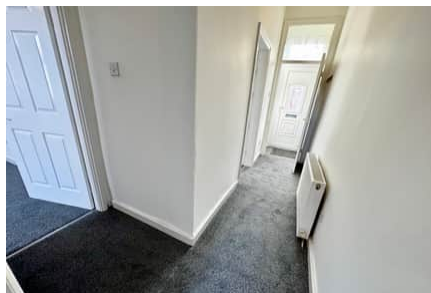




hackett
PROPERTY

17 Kipling Street, Sunderland, Tyne and Wear SR5 2AT

■ NEWLY REFURBISHED COTTAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£650 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £750 (5 weeks rent)

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rightmove Zoopla

OnTheMarket.com



PRS Property Redress Scheme

A newly refurbished two bedroom unfurnished terraced house, located on a popular residential street close to local shops and amenities.

Internally the accommodation is excellent with neutral decor maximising the feel of light and space.

Modern features include a gas fired central heating system ensuring economy and efficiency, UPVC double glazing to windows and doors, shower fitting and modern fitted kitchen with appliances.

Externally there is a larger yard to the rear.

Viewing essential.

Council Tax Band A (students must provide an exemption)

Damage Deposit £750 (5 weeks rent)

Accommodation

UPVC entrance door into:

Hallway

Accessing the accommodation. With loft access.

Living Room (Rear)

4.38m x 2.63m (14' 4" x 8' 8") approximately
With a decorative fireplace and mantle piece surround. Ideal for day to day living.
Also includes a larger fridge/freezer.

Kitchen (Rear)

2.79m x 1.66m (9' 2" x 5' 5") approximately
Fitted with a range of units, laminated work surfaces, cooker with oven and hob, washing machine, splash backs and vinyl floor.

Bathroom & Toilet

With a white three piece suite (toilet, sink and bath), shower fitting, extractor and window.

Bedroom One (Front)

4.18m x 4.05m (13' 9" x 13' 3") approximately
An excellent double bedroom.

Bedroom Two (Rear)

3.28m x 2.15m (10' 9" x 7' 1") approximately
A single bedroom of good proportion.

Rear Yard

With gate to lane. Westerly aspect and enjoying much afternoon sunlight.