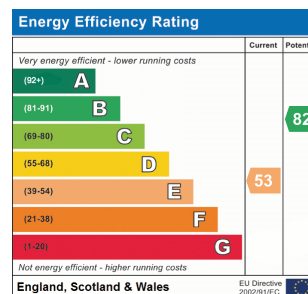




hackett
PROPERTY

42 Holborn Road, Sunderland, Tyne and Wear SR4 8AR

■ SEMI DETACHED FAMILY HOUSE



£119,000



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A, Tenure - Freehold
- Viewing Essential

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PRS Property Redress Scheme

An excellent two bedroom semi-detached family home located in a residential area and close to schools, amenities and local shops.

Presented to a superb standard and ready to move into the property enjoys spacious gardens to both front and rear while internally the specifications are modern.

Modern features include a gas central heating system run from a combination boiler and double glazing.

Decorative finishes are neutral and maximise both the feel of light and space.

Viewing essential.

Accommodation

Entrance Hall

With UPVC door into the hallway with stairs to first floor and new carpets. Loft access is available on first floor landing.

Living Room (Front)

4.27m x 4.31m (14' 0" x 14' 2") approximately
A well proportioned room with picture window, laminate flooring, cable TV, phone point, storage and a contemporary electric fire.

Breakfast Kitchen



5.41m x 1.91m (17' 9" x 6' 3") approximately
Fitted with a range of modern units to wall and base with laminated work surfaces over incorporating a four ring hob with oven under and drainage sink with feature tap.

Other benefits include a breakfast bar, vinyl flooring, rear access and part tiling. No white goods are included.

First Floor Landing

Leading to

Bedroom One (Front)

4.3m x 3.8m (14' 1" x 12' 6") (at widest) approximately
A well proportioned double bedroom with storage cupboard.

Bedroom Two (Rear)

4.1m x 3.6m (13' 5" x 11' 10") (at widest) approximately
A double bedroom with laminate flooring.

Bathroom & Toilet

Fitted with a white three piece suite including toilet, sink and bath over which there is a mains shower and screen. Other features include vinyl flooring, part tiling and a window.

Externally

To both front and rear there are large, tidy, grassed gardens.

The front of the property is elevated and set back well from the road by gardens.

To the rear there is a large, predominantly west facing grassed garden, surrounded by neighbouring gardens and perfect for family use.