



41 Gayhurst Crescent, Sunderland SR3 2TA

■ SPACIOUS FAMILY HOUSE



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

£165,000



1 Bathroom



3 Bedrooms

### PROPERTY FEATURES

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

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Sunderland, SR1 1NA

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A spacious three bedroom, one bathroom family house located on a quiet residential street close to local schools, amenities and shopping facilities. With modernisation required, this is an excellent opportunity for investors looking for their latest renovation project, or families looking to style their home to their own individual taste.

Internally the house has a large living / dining area leading out to a spacious garden with a fully fitted kitchen. Other features include double glazing, gas central heating, large garage for one vehicle and well-sized garden.

Externally to the rear is a garden with side space and roller shutter door offering off street parking.

A superb investment opportunity, viewing is considered essential.

**Entrance Hall**

Accessing ground and first floors with under stair storage and access to kitchen.

**Sitting Room & Dining Room (Front)**

4.45m x 7.25m (14' 7" x 23' 9") approximately  
Into a bay window maximising natural light with electric radiator and doors opening to garden.

**Kitchen**



3.48m x 3.43m (11' 5" x 11' 3") approximately  
Fitted with integrated units to wall and base with laminated work surfaces incorporating a four ring halogen job and drainage sink. Other features include a split level oven and microwave and plumbing for a washing machine. There is also laminate flooring, splash backs, filter hood and window overlooking the garden. Access to the garage via side door.

**First Floor Landing**

With full size storage cupboard and window overlooking the side of the property.

**Bedroom One (Rear)**

3.82m x 3.50m (12' 6" x 11' 6") approximately  
Spacious and well-proportioned bedroom with fitted wardrobes. Large window overlooking the rear of the property.

**Bedroom Two (Front)**



4.52m x 2.70m (14' 10" x 8' 10") approximately  
Large double bedroom with fitted wardrobes and views to the front of the property.

**Bedroom Three (Front)**



3.54m x 2.60m (11' 7" x 8' 6") approximately  
Double bedroom with fitted wardrobes and views to the front of the property.

**Rear Garden**



Large garden with access granted from living/dining room and side access from garage side door.