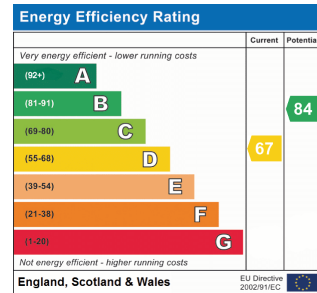




hackett
PROPERTY

136 Leechmere Road, Sunderland, Tyne and Wear SR2

9JD
REFURBISHED FAMILY HOME



£950 pcm



1 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £1096.15 (5 weeks rent)

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PRS Property Redress Scheme

A refurbished three bedroom semi-detached family house situated on a very popular residential road only a very short distance from the nearby ASDA supermarket and local schools. Enjoying well proportioned grassed gardens to front and rear the house enjoys light and spacious accommodation throughout with two reception rooms on ground floor, an excellent kitchen, utility and toilet and excellent further storage rooms. On first floor there are three bedrooms and a family bathroom and toilet.

Modern features include gas central heating from a combination boiler, maximising both economy and efficiency, double UPVC glazing and electric shower.

A rear property to the market - viewing is essential.

Unfurnished, fridge/freezer and washing machine are not included.

Council Tax Band A (students must provide an exemption)

Damage Deposit £1096.15 (5 weeks rent)

Accommodation

Security door providing entrance to:

Reception Hall

With stairs to first floor and accessing the ground floor accommodation with a side window, under stairs storage and laminate flooring.

Living Room

4.43m x 3.24m (14' 6" x 10' 8") approximately
With oversized windows looking on to the front gardens, a spacious and light room.

Dining Room

2.62m x 2.96m (8' 7" x 9' 9") approximately
With laminate flooring and accessed via the kitchen, an ideal dining or day to day family room.

Kitchen

3.93m x 3.09m (12' 11" x 10' 2") approximately
Fitted with a contemporary mid grey range of units to wall and base with laminated work surfaces over and drainage sink and four ring halogen hob included. Other benefits include tiled splash backs, small breakfast bar, space for appliances and laminate flooring.

Utility

1.95m x 2.04m (6' 5" x 6' 8") approximately
With work benches, drainage sink and plumbing for appliances. There are also storage facilities.

Separate Toilet

Fitted with a low level toilet.

First Floor Landing

Accessing the first floor accommodation with a side window.

Bedroom One (Rear)

4.2m x 2.89m (13' 9" x 9' 6") approximately
A well proportioned double bedroom.

Bedroom Two (Front)

3.04m x 2.80m (10' 0" x 9' 2") approximately
A double bedroom.

Bedroom Three (Front)

2.36m x 3.36m (7' 9" x 11' 0") approximately
A single bedroom of good size.

Bathroom & Toilet

Fitted with a white three piece suit including chrome furniture. Including and electric shower, screen, part tiling and laminate floor.

Externally

To both front and rear there are spacious and open grassed gardens ideal for family use.