



**hackett**  
PROPERTY

2, 32 The Westlands, Sunderland, Tyne and Wear SR4  
7RP  
■ SPACIOUS MAISONETTE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£185,000**



1 Bathrooms



3 Bedrooms

## PROPERTY FEATURES

- Council Tax Band B, Tenure - Leasehold
- Excellent location

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PRS Property Redress Scheme

A well maintained and spacious three bedroom maisonette with two reception rooms. Situated in the first and second floors of this elegant Edwardian terraced house and enjoying and green and leafy front aspect.

Points of note include a separate fitted kitchen, luxury bathroom and extensive fitted bedroom furniture.

Modern features include: gas central heating to radiators run from a combination boiler, double glazing and spot lighting.

The city centre is easily accessed, as is the nearby Royal Hospital and schools, local bus services and roads also provide excellent access to the surrounding areas.

### Property Information

Tenure - Leasehold

Lease – 999 years from 08/05/1978

Ground rent £15 per annum plus maintenance rent

Please note these are the most recent figures we have & are subject to change. These charges are correct to the best of our knowledge.

Prospective purchasers should clarify this information with their solicitor prior to exchange of contracts.

Council Tax Band B

### Accommodation

Street entrance into a shared communal hall leading to the first floor entrance.

### Entrance Hallway

Leading to first and second floor living space with velux window and features of note including and attractive balustrade, ceiling rose and cornice.

### Living Room

5.41m x 3.92m (17' 9" x 12' 10") approximately  
Into a bay window maximising natural light, with ceiling rose, gas supply, cornice and TV point.

### Kitchen

4.55m x 1.90m (14' 11" x 6' 3") approximately  
Fitted with a light oak range of units to wall and base with laminate work surfaces over incorporating a drainage sink and electric hob with oven under and filter over.  
Other benefits include a breakfast bar alcove, space for appliances and rear window.

### Dining Room

3.40m x 2.04m (11' 2" x 6' 8") approximately  
With a front aspect and two wall lights. Ideal for use as either a dining room or office.

### Bathroom & Toilet

Fitted with a range of storage units and white three piece suit including a vanity hand basin, toilet and bath with shower attachment and screen over.  
Other items include wall tiling, spot lighting, side light, rear window and towel rail.

### Second Floor Landing

Leading to all three bedrooms.

### Bedroom One

3.36m x 4.35m (11' 0" x 14' 3") approximately  
A large double room with front aspect, excellent wardrobes with dressing table and two side lights.

### Bedroom Two

3.31m x 2.87m (10' 10" x 9' 5") approximately  
A good sized rear bedroom with excellent wardrobes with dressing table and side lights

### Bedroom Three

4.11m x 2.27m (13' 6" x 7' 5") approximately  
To the front of the property with side lights.

### Externally

To the side, street parking is available.