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PROPERTY

18 Avonmouth Square, Farringdon SUNDERLAND SR3 3JB

▪ Semi-Detached House



**£650 pcm**



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Attractive and Spacious Gardens Front and Rear
- Modern Specification Throughout
- Two Bedrooms

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PRS Property Redress Scheme

Available 03/06/2024

Superbly presented two bedroom semi-detached family house situated on this much sought after residential cul-de-sac within easy reach local shops, schools and Doxford Park. Internally, the décor is neutral throughout maximising the feel of light and space and is offered on an unfurnished basis with no kitchen white goods included. Modern benefits do include: double glazing to windows and doors, gas fired central heating from combination boiler, spotlighting, kitchen hob and oven and cable television access point. The accommodation comprises, ground floor: entrance hallway, living room and breakfasting kitchen. First Floor comprises: Two double bedrooms and bathroom/WC. Externally, to the front of the property there is a well proportioned grassed garden with side single paved driveway. To the rear of the property there are attractively maintained well proportioned lawned gardens with paved patio and borders, ideal for the family enjoyment of summer sunshine. An excellent home looking for a long term tenant.

Council Tax Band A

Damage deposit £750 (5 weeks)

### Ground Floor

#### UPVC Entrance Door

Into:

#### Entrance Hallway

With stairs to first floor, radiator and door into:

### Living Room (Front)

3.45m x 4.50m (11' 4" x 14' 9") approximately, into a shallow bay window maximising natural light. this attractive room has a focal point features a electric modern fireplace with mantle-piece surround, moulded cornice, picture rail, satellite television access point, telephone point, television aerial point, radiator and door into:

### Kitchen

4.44m narrowing to 0.86m (14' 7" x 2' 10") x 2.86m x 1.76m (9' 5" x 5' 9") (L Shaped) approximately, fitted with a modern range of timber style laminate units to wall and base with laminated stone effect work surfaces over incorporating a four ring gas hob with electric oven under and stainless steel drainage sink with chrome mixer tap. Other benefits include, Ventaxia extractor to wall, spot-lighting, plumbing for appliances, space for up right fridge freezer, boiler cupboard, tiled splash-backs, vinyl flooring, rear garden access door, pantry store shelving and small area for table and chair.

### Externally

To the front of the property there is a well proportioned grassed garden with paved single driveway.

### Externally

To the rear of the property there are attractive lawned gardens with paved patio and mature borders, ideal for keen gardeners and perfect for the family enjoyment of summer sunshine. There is also a side access and storage shed for garden tools and equipment.

### First Floor

#### Landing

with loft access and door into:

#### Bedroom One (Front)

3.53m x 3.22m (11' 7" x 10' 7") approximately, Excellent double bedroom with walk in storage cupboard, spot lighting, telephone point, satellite television access point and radiator.

#### Bedroom Two (Rear)