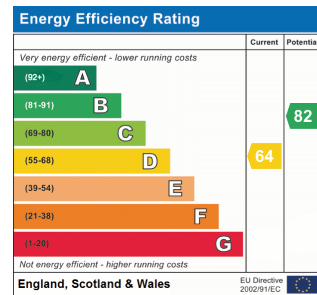




**hackett**  
PROPERTY

1 Partick Road, Sunderland, Tyne and Wear SR4 9BH

■ SUPERBLY PRESENTED FAMILY HOME



£825 pcm



1 Bathrooms



3 Bedrooms

**PROPERTY FEATURES**

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £951.92 (5 weeks rent)

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Sunderland, SR1 1NA

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A superbly presented three bedroom, furnished, semi detached family house located on a residential estate with easy access to the city.

The house enjoys high quality specifications and furnishings throughout and represents an ideal family home.

Potential tenants will be pleased to see that WiFi is also included.

Modern fittings include: gas central heating to a combination boiler, kitchen appliances, USA style fridge/freezer, wet room and double glazing.

Externally there are gardens to front and side, while to the rear is larger paved patio.

Viewing is essential.

Council Tax Band A (students must provide an exemption)

Damage Deposit £951.92 (5 weeks rent)

## Accommodation

UPVC entrance door into

## Entrance Hall

With access to ground and first floor accommodation including under stair store.

## Living Room (Front)

3.5m x 4.71m (11' 6" x 15' 5") approximately  
Into a shallow bay window maximising natural light, as a focal point the room features a decorative mantle piece and hearth with an electric fire insert.

## Kitchen

3.15m x 4.1m (10' 4" x 13' 5") approximately  
Fitted with a comprehensive range of units to wall and base with brushed steel furnishings and laminate work surfaces over incorporating a drainage sink with mixer. Other benefits include an electric cooker with halogen hob over, USA style fridge and freezer, microwave, washing machine, vinyl flooring, tiled splash backs, extractor and open to the dining room.

## Dining Room

2.54m x 2.78m (8' 4" x 9' 1") approximately  
Overlooking the rear patio ideal for family dining

## Utility

3.53m x 2.96m (11' 7" x 9' 9") approximately  
With UPVC doors to front and rear, base units and tumble dryer.

## Seperate Toilet

With low level toilet.

## First Floor Landing

Accessing first floor accommodation, with side window

## Bedroom One (Rear)

3.65m x 2.98m (12' 0" x 9' 9") approximately  
A large double bedroom with rear aspect, spot lighting and integrated storage

## Bedroom Two

2.81m x 3.76m (9' 3" x 12' 4") approximately  
A well proportioned double bedroom.

## Bedroom Three

3.34m x 2.72m (10' 11" x 8' 11") (at widest) approximately  
A double bedroom.

## Wet Room & Toilet

A fitted wet room with power shower fitting, toilet, sink, wall tiling, double windows and extractor.

## Externally

There are grassed gardens to front and side and to the rear a sizeable paved patio.

## Agents Note

The living room presently has a bed in it - this is due to be removed so it can revert to lounge use.