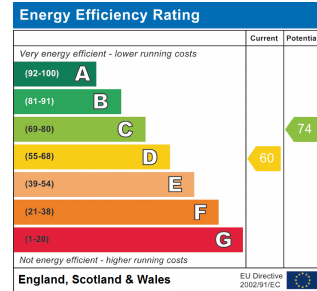




hackett
PROPERTY

14 Ashmore Street, Sunderland, Tyne and Wear SR2
7DD
■ SPACIOUS FAMILY HOUSE



£900 pcm



1 Bathrooms



4 Bedrooms

PROPERTY FEATURES

- Council Tax Band B (students must provide an exemption)
- Damage Deposit £1032.69 (5 weeks rent)
- Desirable residential location

12a Frederick Street,
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Available 18/11/2024

A spacious four bedroom mid terraced family house located on a very desirable residential street in Thornhill. Internally the house features recently fitted kitchen and shower room / toilets and a wealth of tastefully restored period features.

The accommodation briefly comprises, ground floor: lobby, reception hall, sitting room, dining room, fitted kitchen and utility. First floor comprises: four bedrooms, a large landing area and a shower room and toilet.

Externally there is a yard to rear.

Modern features include a gas central heating system from a combination boiler, halogen hob and oven and dishwasher. Other white goods are not included.

Council Tax Band B (students must provide an exemption)

Damage Deposit £1038.46 (5 weeks rent)

Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Entrance

Timber panel entrance door into:

Lobby

With secondary door and feature stained glass window into:

Reception Hallway

With stripped and polished floor boards, period balustrade and newel post, under stairs storage and phone point.

Sitting Room (Front)

5.25m x 4.36m (17' 3" x 14' 4") approximately
Into a bay window and as a focal point featuring a living flame gas fire, hearth and marble mantle piece. Also including stripped and polished floor boards, ornate plaster work, cable TV fitting and phone point.

Dining Room (Rear)

4.90m x 3.56m (16' 1" x 11' 8") approximately
As a focal point featuring a living flame gas fire, hearth and marble mantle piece. Also including stripped and polished floor boards, ornate plaster work and storage cupboard.

Kitchen

3.01m x 3.05m (9' 11" x 10' 0") approximately
Fitted with a modern range of units to wall and base with laminate work surfaces over incorporating a halogen hob and oven with filter over. Other benefits include a side window, vinyl flooring, pantry storage and into:

Utility

3.05m x 1.65m (10' 0" x 5' 5") approximately
Fitted with a modern range of units to base with laminate work surfaces over incorporating a stainless steel sink, other benefits include a dishwasher, vinyl flooring, rear window and rear door

First Floor Landing

With fitted wardrobes, sky light and stripped and polished floor boards.

Bedroom One (Front)

4.27m x 3.20m (14' 0" x 10' 6") approximately
A double bedroom with decorative fireplace, wardrobe, TV point and stripped and polished floor boards.

Bedroom Two (Rear)

4.88m x 3.18m (16' 0" x 10' 5") approximately
A double bedroom with decorative fireplace, wardrobe and stripped and polished floor boards.

Bedroom Three (Front)

3.12m x 2.05m (10' 3" x 6' 9") approximately
A single bedroom or excellent office with A double bedroom with stripped and polished floor boards.

Bedroom Four (Rear)

2.75m x 2.95m (9' 0" x 9' 8") approximately
An attractive bedroom with decorative fireplace.

Shower Room & Toilet

With a white sink and toilet, rainforest style shower unit , stained glass windows, chrome ladder radiator and stripped and polished floor boards.

Rear Yard

Ideal for summer barbecues and with a up and over door offering vehicle access.