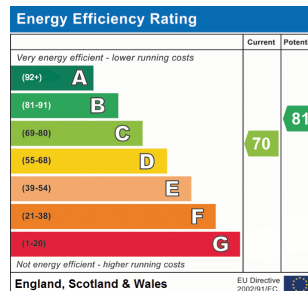




hackett
PROPERTY

32 Florence Crescent, Sunderland SR5 2EH

■ SPACIOUS THREE BEDROOM FAMILY HOME



£139,950 Fees may apply



2 Bathrooms



3 Bedrooms

PROPERTY FEATURES

- Council Tax Band A, Tenure - Freehold
- Stylishly Finished Throughout

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PRS Property Redress Scheme

A spacious and stylishly presented three bedroom, two bathroom family house located on a popular residential street close to local schools, amenities and shopping facilities while Sunderland city centre is also accessed with ease.

Internally the house has contemporary specifications with luxurious bathroom/wet-room fittings and modern fitted kitchen. Other modern features include UPVC double glazing, gas central heating and much spot mood lighting.

Externally to the rear is a decked yard with roller shutter door offering off street parking.

A superb family house, viewing is considered essential.

Property Information

Tenure - Freehold

Council Tax Band A

Accommodation

Security door into:

Entrance Lobby

With second door into.

Entrance Hall

Accessing ground and first floors with laminate flooring and under stair storage.

Sitting Room (Front)

4.14m x 6.13m (13' 7" x 20' 1") approximately
Into a bay window maximising natural light with laminate flooring a feature radiators.

Dining Room

4.18m x 5.45m (13' 9" x 17' 11") approximately
A second large reception with laminate flooring and feature radiators.

Kitchen

5.10m x 2.12m (16' 9" x 6' 11") approximately
Fitted with a stylish range of units to wall and base with laminated work surfaces incorporating a four ring halogen job and drainage sink.
Other features include a split level oven and microwave, integrated dishwasher and fridge freezer and plumbing for a washing machine. There is also laminate flooring, splash backs, filter hood and side window.

Rear Lobby

With rear yard access.

Wet Room & Toilet

A contemporary wet room with tiled floor, mains power shower, part wall tiling, sink, toilet, extractor, chrome radiator and side window.

First Floor Landing

With half landing and rear window.

Bedroom One (Rear)

4.32m x 4.08m (14' 2" x 13' 5") approximately
An excellent double bedroom into:

En-suite Wet Room, Bath & Toilet

A contemporary wet-room with tiled floor, mains power shower, part wall tiling, sink, toilet, panel bath, extractor, chrome radiator and side window.

Bedroom Two (Front)

4.13m x 3.86m (13' 7" x 12' 8") approximately
An excellent double bedroom.

Bedroom Three (Front)

2.94m x 1.89m (9' 8" x 6' 2") approximately
A single room with velux window.

Rear Yard

With decked area perfect for summer months and space for one car to park accessed via a roller shutter gate.