

Canon Cockin Street

Hendon
Sunderland
SR2 8PH



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Canon Cockin Street

£625 PCM

INTRODUCTION

AVAILABLE NOW - UNFURNISHED 3 BED MID TERRACE WELL PRESENTED PROPERTY RECENTLY REDECORATED.

ENTRANCE HALL

Entrance via white uPVC double glazed door. Grey laminate wood effect flooring. Doors leading off to lounge and bedroom 1. Built-in cupboard housing electric fuse box, electric and gas meter, wall mounted controls for the central heating boiler.

BEDROOM 1

New carpet flooring, double radiator, front facing white uPVC double glazed bay window, vertical blinds.

LOUNGE

White uPVC double glazed French doors leading to rear courtyard, double radiator. Decorative fire surround in a painted finish with tile effect hearth and back and built-in electric fire. Doors leading off to entrance hall and kitchen. The lounge is spacious.

KITCHEN

Polished tiled flooring, white uPVC single glazed window. Modern fitted kitchen with a range of wall and floor units in a medium wood effect finish and contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, stainless steel sink with single bowl, single drainer and flexible monobloc tap. Space and plumbing for a washing machine, space for a tall fridge/freezer, built-in cupboard housing modern Combi boiler, white uPVC double glazed door leading out to rear courtyard, door leading off to bathroom.

BATHROOM

Grey stone effect tile flooring, double radiator, white uPVC double glazed window with privacy glass. White toilet with low level cistern and push button flush, white sink with single pedestal and chrome taps, white bath with tiled panel and chrome taps with shower head attachment. The walls are finished in a white ceramic tile with recessed lights to ceiling.

FIRST FLOOR LANDING

2 doors leading off both to bedrooms.

LOFT ROOM 2

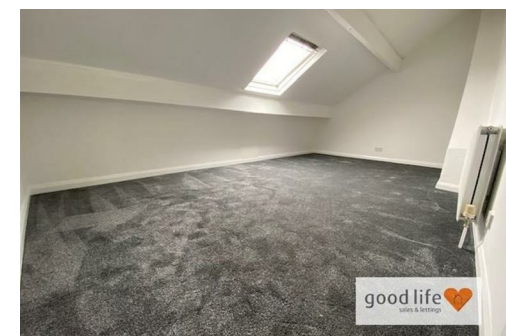
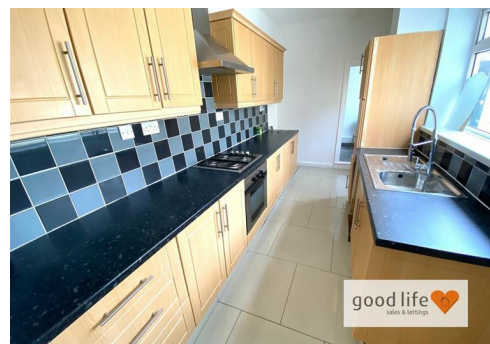
New carpet flooring, double radiator, front facing wooden framed double glazed Velux style roof light. This is a very large double bedroom. The walls have been freshly decorated.

LOFT ROOM 3

New carpet flooring, double radiator, rear facing wooden framed Velux style roof light. The walls have been freshly decorated.

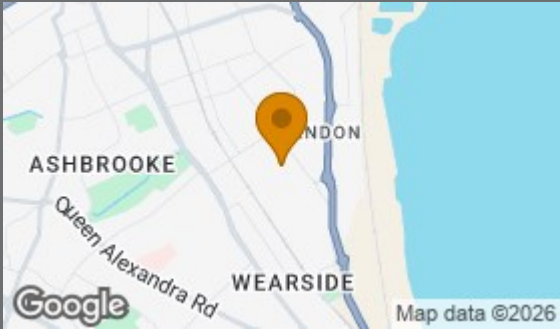
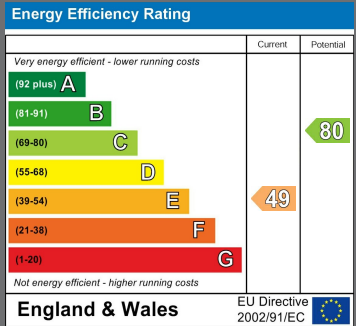
EXTERNALLY

The property benefits from a rear courtyard with timber gates providing vehicle access if necessary, paved patio area immediately adjacent to the French doors and the property benefits from a sunny aspect to the rear. Additional built-in storage to the rear yard.



Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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