



**57 Hexham Road**

Nookside  
Sunderland  
SR4 8BW

**£700 pcm**

Semi Detached House  
Two Bedrooms  
Newly Refurbished Throughout  
Off Road Parking  
Available Immediately



Safe and Secure are delighted to welcome to the rental market this newly refurbished two bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Hexham Road, in the popular area of Nookside.

This immaculate property benefits from direct access to all local amenities including schools as well as being a short drive from Sunderland City Centre. Briefly comprising of: an entrance hall, lounge, dining kitchen, two bedrooms, family bathroom and gardens to front and rear.

If you are interested please give our office a call on 0191 385 4477.

#### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor and radiator.

#### **LOUNGE**

11' 5" x 12' 11" (3.49m x 3.95m) Double glazed bay window to front, built in storage cupboard, television point and radiator.

#### **DINING KITCHEN**

8' 7" x 16' 10" (2.64m x 5.15m) Fitted wall and base units, works surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric oven, extractor hood, space for washing machine, radiator, double glazed window to rear and double glazed window to rear.



### FIRST FLOOR LANDING

Double glazed window to side and built in storage cupboard.

### BEDROOM 1

13' 8" x 9' 6" (4.17m x 2.92m) Double glazed window to front, access to loft space, built in storage cupboard housing combination boiler and radiator.

### BEDROOM 2

8' 2" x 11' 0" (2.50m x 3.37m) Double glazed window to rear and radiator.

### BATHROOM

Tiled walls and floor, white three piece suite comprising of a three piece suite comprising of a panelled bath with shower over, vanity unit with wash hand basin, low level WC, radiator, extractor fan and double glazed window to rear.

### FRONT GARDEN

Paved and gravelled area providing parking enclosed by fenced boundaries.

### REAR GARDEN

Laid mainly to lawn, paved area and garden shed enclosed by fenced boundaries.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

TBC



**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**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.