



hackett
PROPERTY

152 Roker Avenue, Nr St Peters Campus **SUNDERLAND**
SR6 0HQ
■ Furnished five bedroom property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	59	81

£144,000 Fees may apply



2 Bathrooms



5 Bedrooms

PROPERTY FEATURES

- Council Tax Band B
- Damage deposit (5 weeks) £1730.76
- Located in easy reach of St Peters Campus.

12a Frederick Street,
Sunderland, SR1 1NA

01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



rightmove Zoopla OnTheMarket.com



rightmove Zoopla OnTheMarket.com



Available Now

LARGE FIVE BEDROOM FURNISHED HOUSE -

- Located in easy reach of St Peters Campus.
- Furnished five bedroom property
- Double glazing, gas powered heating, modern specification

Bills (Gas, Electric, Water, Wifi) are NOT included in rent and are the tenants responsibility.

To book a viewing please contact Hackett Property on 0191 510 9950 or email enquiries@hackettproperty.com.

Council Tax Band B

Damage deposit (5 weeks) £1730.76

Lobby

Entrance lobby with secondary door leading into

Hallway

Reception hallway providing access to ground and first floor accommodation with under stair storage and door leading into

Living Room



14' 9" x 9' 10" (4.50m x 3.00m) approx

Room is furnished with two large sofas, coffee table, TV stand and footrest. Leading to:

Utility Room



9' 7" x 6' 11" (2.93m x 2.10m) approx

Fitted with base units and laminate work surfaces over incorporating a stainless steel drainage sink with chrome mono bloc tap fitting, also including washing machine, separate tumble, dryer Lada fridge freezer, vinyl flooring and door leading into:

Lobby (Rear)

Rear lobby with vinyl flooring, rear access door and leading into

Kitchen



12' 10" x 9' 3" (3.91m x 2.82m) approx

Kitchen/Diner fitted with a stainless steel drainage sink and four ring gas hob over which there is a brushed steel filter hood. Other benefits include electric oven upright Lada fridge and separate freezer, tiled splash backs, display shelving, spotlighting, two free standing microwaves and other small appliances, vinyl flooring, table ideal for day to day living or entertaining purposes, two windows maximising natural light, spotlights and radiator.

Bedroom

First bedroom is large double with excellent storage facilities, double bed and work desk/table.

Bedroom

13' 11" x 10' 8" (4.25m x 3.24m) approx

Superbly proportioned double bedroom with double bed with excellent storage facilities, work desk/table and both television and telephone point.

Bedroom

10' 1" x 9' 1" (3.08m x 2.76m) approx

Third bedroom is well proportioned double with double bed, excellent storage and work desk/chair.

Bathroom



Shower Room/Toilet comprising a separate shower unit, hand basin, toilet, vinyl flooring, mirror, window and towel rail.

Bathroom

Bathroom comprising a white three piece suite with panel bath, hand basin and toilet. Other benefits include; vinyl flooring, towel rail, mirror and window.

Landing

Second floor landing leading to:

Bedroom

12' 3" x 12' 2" (3.74m x 3.70m) approx

Fourth bedroom goes into a dorma window with partially restricted head height. A superbly proportioned double bedroom enjoying views of the north sea with excellent storage facilities, double bed and work desk/chair.

Bedroom

19' x 10' (5.80m x 3.05m) approx

Fifth bedroom is a superbly proportioned double bedroom with double bed, excellent storage facilities, single bed ideal for guests and over sized work desk station and chair.