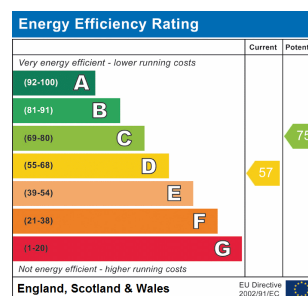




hackett
PROPERTY

3 Biscop House, Sunderland SR1 1ER

■ INVESTMENT OPPORTUNITY



£700 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £807.69 (5 weeks rent)

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AVAILABLE 06/10/2025

Spacious and immaculately presented City Centre, furnished luxury, first floor purpose built modern apartment enjoying an excellent standard of décor throughout and within immediate access of the cosmopolitan array of benefits that both Sunnyside and the City Centre have to offer. Internally the accommodation briefly comprises: communal entrance with lift or stair access to first floor, reception hallway, spacious open plan living room into fitted kitchen, double bedroom and bathroom/WC. Modern features include double glazing, electric heating, satellite television access, kitchen appliances, shower facility, entrance phone and lift.

Council Tax Band A (students must provide an exemption)

Damage Deposit £807.69 (5 weeks rent)

First Floor

Communal Entrance

With lift or stair access to first floor. Accessed via security entrance phone system.

Reception Hallway

Well proportioned area ideal for welcoming guests and accessing main body of the accommodation with cloak store cupboard, wall mounted heater, entrance phone and door into:

Open Plan Living Room/Fitted Kitchen ('L' shaped)

Living Area

4.28m x 4.61m (14' 1" x 15' 1") approximately

With double windows exemplifying the overall impression of light and space, this large room is ideal for lounge and dining purposes. Features include satellite television access, telephone point, three wall mounted up lights and wall mounted heater. Open to:

Kitchen Area

3.06m x 3.10m (10' x 10' 2") approximately

Fitted with a contemporary range of cream matt units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring halogen hob with oven under and brushed steel and glass extractor hood over. Integrated appliances include washer dryer, dishwasher and fridge with separate freezer. Further benefits include breakfast bar, mood lighting, multi toned tiled splash backs, spot lighting, integrated convector heater and vinyl flooring.

Bedroom

3.51m x 4.29m (11' 6" x 14' 1") approximately

Superbly proportioned double bedroom with double windows maximising natural light. Benefits include television aerial point, telephone point and wall mounted heater.

Bathroom/WC

Fitted with a white three piece suite with low level WC, hand basin and panelled bath over which there is a chrome shower facility and glass screen. Other benefits include display plinth, wall mounted shaving light with electrical shaving socket, convector heater to wall, vinyl flooring and heated towel rail.

Agents Note

The apartment has no parking however local permits are available with costs undertaken by occupier.