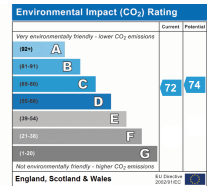
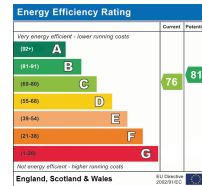




hackett
PROPERTY

4 Biscop House, Tyne and Wear, Villiers Street Sunderland SR1 1ER

- Spacious luxury apartment



£700 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- First floor, Lift access
- Modern specification throughout
- City Centre location

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Available from 03/07/2024.

Spacious light modern first floor predominantly south westerly facing purpose built unfurnished apartment, Situated within close proximity of Sunnyside Gardens City Centre and within easy access of both university campuses. Internally the accommodation briefly comprises; communal entrance with lift access, reception hallway, notably spacious open plan living room into fitted contemporary kitchen, two double bedrooms and shower room/WC. Modern features include; electric heating, kitchen appliances, spotlighting and video entrance phone system. Viewing essential.

Council Tax Band B

Damage Deposit £807.69

Communal Entrance

Accessed via video entrance phone system with lift or stairs to first floor and private entrance.

Reception Hallway

Providing access to the main body of the accommodation with double cloak storage cupboards, video entrance phone, convector heater and door into

Open Plan Living Room/Fitted Kitchen

6.55m x 5.23m (21' 6" x 17' 2") (at widest) approximately,

Living Room Area

with double aspect oversized windows to predominantly south and westerly elevations therefore maximising the degree of natural light providing ample space for lounge and dining purposes with satellite television access, telephone point, wall mounted convector heater and open to

Kitchen Area

Contemporary range of cream matt finish units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a four ring halogen hob and stainless steel drainage sink with chrome mono-bloc tap fitting. Other benefits include breakfast bar integrated dish washer, fridge, split level oven, extractor fan, multi tone tiled splash back, spotlighting, mood lighting, telephone point and vinyl flooring.

Bedroom One

3.68m x 4.10m (12' 1" x 13' 5") approximately, Well proportioned double bedroom with telephone point and convector heater.

Bedroom Two

4.18m x 2.65m (13' 9" x 8' 8") approximately, With television aerial point, convector heater and telephone point second well proportioned double bedroom

Shower Room/WC

Oversized shower unit with rainforest style chrome shower fitting, other benefits include a corner set circular hand basin WC, display shelving wall mounted heated towel rail, side light with shaving socket, blow heater, tiled splash backs, vinyl flooring and extractor to ceiling.

Agents Note

The apartment is not offered with parking facility however, parking permits are available at the tenants costs via council or local private car parks.