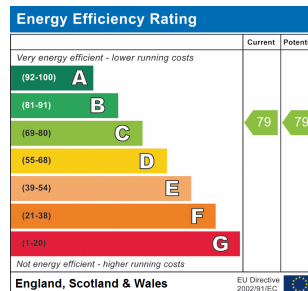
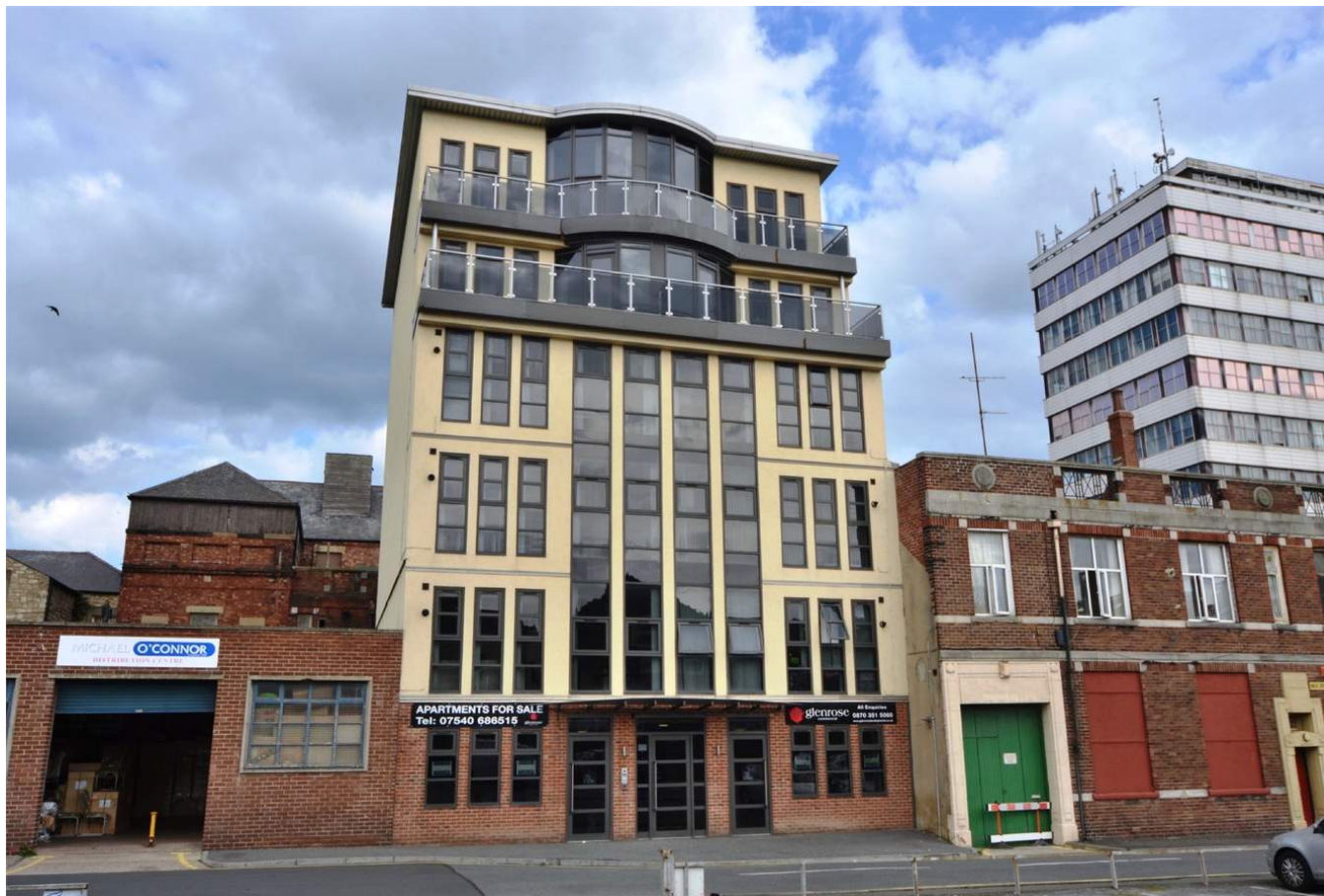




**hackett**  
PROPERTY

8 31 Nile Street, Sunniside Sunderland, SR1 1EY

■ SECOND FLOOR APARTMENT



**£625 pcm**



1 Bathroom



1 Bedroom

## PROPERTY FEATURES

- Council Tax Band A, Tenure - Leasehold
- Currently Tenanted at £625 PCM
- City centre location

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

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www.hackettproperty.com



rightmove

Zoopla

OnTheMarket.com



PRS Property Redress Scheme

Available 18th September 2025

Contemporary Manhattan style, second floor purpose built, modern luxury open plan apartment providing immediate access to Sunderland City Centre. Enjoying superb interiors and stylish specification throughout. The accommodation briefly comprises: lift access to second floor level, entrance lobby, reception hallway, open plan living room/breakfast kitchen, double bedroom area and shower room/WC. Modern features include rain forest shower, kitchen appliances, double glazing, electric heating, satellite television access and video entrance phone system. The apartment is predominantly West facing and enjoys oversized windows creating a wonderfully light overall impression.

Council Tax Band A

Damage deposit (5 weeks) £721.15

## Accommodation

### Communal Entrance

With lift access to second floor. Private entrance doorway leads through to:

### Entrance Lobby

With spot lighting and secondary door into:

### Reception Hallway

With spot lighting, cloak storage cupboard, video entrance phone system, oak architraving and internal doors, electric wall mounted heater and door into:

### Open Plan Living Room/Breakfasting Kitchen

5.69m x 4.27m (18' 8" x 14' ) narrowing to 3.00m (9' 10") approximately

### Living Area

Overlooking the predominantly Westerly elevations therefore enjoying fabulous levels of afternoon sunshine via oversized windows. Features include halogen downlighting, spot lighting, satellite television access, electric heater and ample space for lounge and dining purposes

### Kitchen Area

Which features a contemporary range of cream high gloss units to wall and base with brushed steel furniture and bamboo style laminate roll top work surfaces over incorporating a stainless steel 1½ basin drainage sink and four ring halogen hob over which there is a contemporary glass and brushed steel filter hood and under, an electric oven. Other benefits include breakfast bar, high gloss ceramic floor tiling, incorporated fridge and separate freezer, washer dryer, splash backs, heater and halogen downlighting.

### Bedroom Area

3.05m x 3.18m (10' x 10' 5") approximately

Double bedroom area with halogen downlighting and electric wall heater. Japanese style shaded glass panels offer borrowed natural light while airflow is provided by two open panels. Ample space for double bed and desk area.

### Shower Room/WC

Fitted with a contemporary low level WC, circular hand basin with vanity underneath and rain forest shower to oversized tray with rain forest shower head. Other benefits include wall tiling, ceramic floor tiling, extractor, halogen downlighter and chrome ladder radiator.