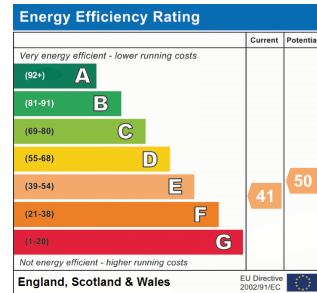




**hackett**  
PROPERTY

5g Norfolk Street, Sunderland SR1 1EA

▪ Available from 25/07/2024



**£595 pcm**



1 Bathroom



1 Bedroom

**PROPERTY FEATURES**

- Damage deposit (5 weeks rent) £686.53
- Council tax Band A
- EPC Rating E

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Available 25/07/2024

Stylish first floor spacious city Centre studio situated in the heart of cosmopolitan Sunnyside and ideal for those tenants either working in the City Centre or University students either at St Peter's or University Campus. Internally, the accommodation is presented to an excellent standard with sitting living area, fitted kitchen, bed area, excellent storage and shower room/WC. The studio is noticeably light with two oversized windows and modern features including electric high storage heating, kitchen appliances, double glazing, security intercom and continuous high speed w-fi. Priced realistically, viewing essential.

Damage deposit 5 Weeks £686.53

Council Tax Band A

EPC Rating E

floor

### Communal Entrance

accessed via security entrance intercom with stairs to first floor and private entrance.

### Open Plan Studio

6.19m x 2.50m (20' 4" x 8' 2") approximately,

Sitting Area - with table, ideal for study and eating, comfortable sofa and good storage. Open to:

Kitchen Area - fitted with a contemporary range of walnut style laminate units to wall and base with brushed steel furniture incorporating a stainless steel drainage sink with chrome mixer tap and four ring brushed steel electric hob with oven under. Other benefits include, washer-drier, fridge freezer, extractor, over-sized window maximising natural light, tiled splashbacks and vinyl flooring.

### Bed Area

Double Bed.

With oversized window and door leading into:

### Shower Room/WC

fitted with a separate shower unit with electric shower unit, pedestal hand basin and low level WC. Other benefits include, wall mounted mirror, tiled splash-backs, extractor to ceiling and chrome heated towel rail.