

- Council Tax Band A (students must provide an exemption)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£725 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- TWO BEDROOM CITY CENTRE APARTMENT
- Luxury fittings throughout
- Ideal for students

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Available 04/08/2025

This spacious two bedroom two shower room apartment is located in the heart of the city centre with easy access to shops, restaurants and public transport links. Briefly comprising; entrance hallway, living room with kitchen area, two bedrooms and two shower rooms. Viewing recommended.

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Damage Deposit £836.53

Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Communal Entrance

Communal entrance accessed via entrance phone system and stairs to first floor. Leading to private entrance.

Reception Hallway

Accessing the main body of the accommodation with entrance phone system, spotlighting, shoe rack and door into

Open Plan Living Room/Fitted Kitchen

21' 3" x 10' 11" (6.48m x 3.34m) approximately, Living Area

spacious and ideal for lounge and dining purposes furnishings include a three seater sofa, oak dining table and four chairs, oak coffee table and matching TV stand. Other features include television aerial point, spotlighting, radiator and open to

Kitchen Area

Fitted with a contemporary range of mushroom high gloss laminated units to wall and base with chrome furniture and stone effect laminated work surfaces and splashbacks over incorporating a stainless steel drainage sink with chrome mono-bloc tap fitting and four ring electric hob with extractor hood over. Other benefits include electric oven washer/dryer, larder fridge and separate freezer, microwave, electric toaster and kettle, spotlighting and vinyl flooring.

Bedroom One

11' 6" x 8' 11" (3.50m x 2.73m) approximately, Spacious double bedroom with over sized window maximising natural light, furnishings include high quality double bed with bedside table, wardrobes and drawers under, dressing mirror, work desk with drawers and chair. Other benefits include spotlighting storage cupboard and radiator. Door into

Shower Room/WC

Fitted with an over sized separate shower with mains operated chrome shower fitting, vanity hand basin with toiletry storage, low level WC wall mounted mirror, vinyl flooring, spotlighting, splash backs, and extractor to ceiling.

Bedroom Two

11' 5" x 9' 2" (3.49m x 2.80m) approximately, Excellent double bedroom with furniture including double bed and mattress, bedside table with drawers, work desk with study chair and stool, wardrobe with dressing mirror and drawers under. Other benefits include spotlighting, over sized window maximising natural light, and radiator.

Shower Room/WC

Accessed via entrance hall with an over sized corner separate shower unit with mains