



**hackett**  
PROPERTY

2024 9 Rosedale Street, Sunderland, Tyne and Wear  
SR1 3RW  
▪ Damage Deposit (5 Weeks Rent) - £2019.23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£1,750 pcm**



2 Bathroom



5 Bedrooms

## PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- FIVE BEDROOM FURNISHED HOUSE

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Sunderland, SR1 1NA

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www.hackettproperty.com



rightmove

Zoopla

OnTheMarket.com



PRS Property Redress Scheme

AVAILABLE FROM 24th September 2025

Stylish refurbished five bedroom, furnished, terraced house with water and Wi-Fi included. Perfect for either students or working professionals.

This house enjoys modern specification throughout and has accommodation over two floors, all double bedrooms and yard to rear. The house is only two minutes walk from City University Campus and nearby metro and bus services, while the city centre itself is also very close by and walking distance of under 10 minutes.

Council Tax Band A (Students exemption required)

Deposit: £2019.23 (5 weeks rent)

### 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.

### Ground Floor

**UPVC Entrance Door**  
into

### Hallway

Accessing both ground and first floors.

### Open Plan Living Room and Kitchen

4.81m x 5.86m (15' 9" x 19' 3") approximately

living area:

With two large sofas and coffee table

kitchen area:

Fitted with a modern range of white units to wall and base including two larger fridge freezers, four ring hob, washing machine and separate dryer, microwave, vinyl flooring and large rear window.

### Bedroom One (front)

3.91m x 3.71m (12' 10" x 12' 2") approximately,

a well proportioned double bedroom

### Bedroom Two (rear)

2.79m x 2.67m (9' 2" x 8' 9") approximately,

a well proportioned double bedroom with work station

### Shower Room/WC

with separate shower unit, toilet, side window, extraction and vinyl flooring.

### Rear Yard

With roller shutter gate for vehicle access and westerly aspect.

### First Floor

#### First Floor Landing

Accessing the remaining accommodation

### Bedroom Three (front)

3.85m x 2.50m (12' 8" x 8' 2") approximately, a well proportioned double bedroom.

### Bedroom Four (front)

4.40m x 2.08m (14' 5" x 6' 10") approximately, a well proportioned double bedroom.

### Bedroom Five (rear)

3.09m x 2.75m (10' 2" x 9') approximately,

a well proportioned double bedroom with work station

### Bathroom/WC

with a white three piece suite including toilet, sink and bath. Also including a window, bath shower and screen, vinyl flooring, extraction