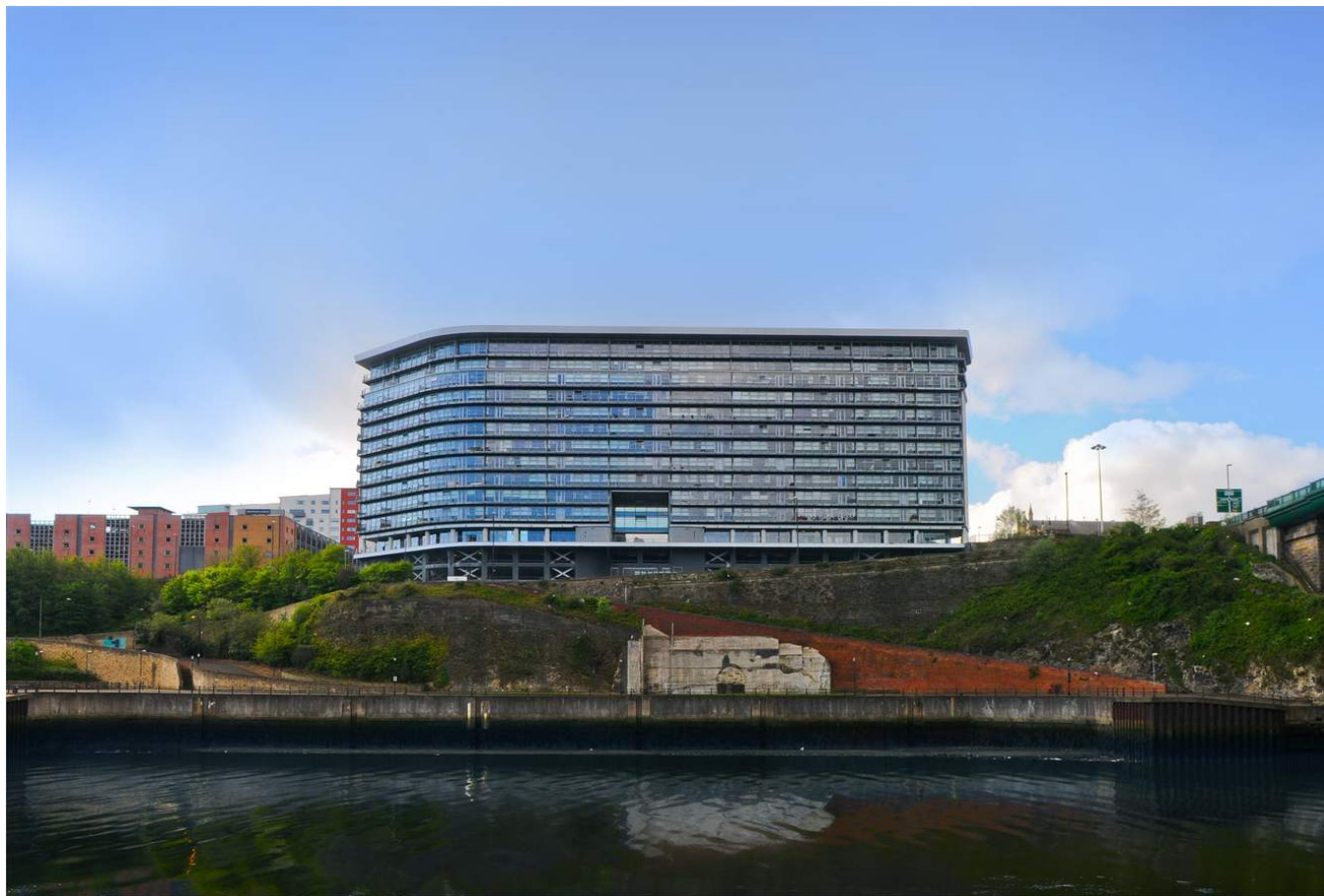




hackett
PROPERTY

52 Echo Building, City Centre, West Wear
StreetSunderland, SR1 1XD
▪ Spacious and light two bedroom apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	85
(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		

£825 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Well presented with open plan living room
- Contemporary fitted kitchen with appliances
- Ideal for accessing City Centre

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rightmove Zoopla OnTheMarket.com



PRS Property Redress Scheme

AVAILABLE 12/09/2025

Spacious light and well presented two bedroom, two bathroom city side furnished apartment with accommodation briefly comprising; communal entrance with lift access to third floor private reception hallway open plan living room into contemporary fitted kitchen, two double bedrooms, one with en-suite shower room/WC and bathroom/WC. The apartment is offered with one allocated parking bay. Modern features include electric heating, double glazing, satellite television access integrated kitchen appliances and entrance phone. Ideal for accessing city centre and both university campuses. Ideal for STUDENTS.

Council Tax Band C

Damage Deposit £951.92

Communal Entrance

Accessed via entrance phone system with lift or stair access to third floor leading to

Reception Hallway

With two sizeable storage cupboards, convector heater and door directly into

Open Plan Living Room/Kitchen

8.28m x 4.24m (27' 2" x 13' 11") approximately

Living Area

Highly substantial area ideal for lounge and dining purposes with oversized windows overlooking the predominantly Southerly front aspects therefor maximising natural light. Features include ;spotlighting, satellite television access, telephone point, convector heater, entrance phone to wall and open to

Kitchen Area

Fitted with a comprehensive range of contemporary cream high gloss units with chrome furniture to wall and base and timber effect laminated work surfaces over incorporating a one and a half basin stainless steel drainage sink with chrome mono-bloc tap fitting and four ring halogen hob with electric oven under and brushed steel filter hood over. Other benefits include; washer/dryer, dishwasher, Lada fridge and separate freezer, vinyl flooring, brushed steel splash-backs, spotlighting and extractor to ceiling.

Bedroom One

6.65m x 2.83m (21' 10" x 9' 3") approximately, Substantial double bedroom with telephone point, convector heater and door into

Ensuite Shower Room/WC

Fitted with a white WC and hand basin with chrome mono-bloc tap fitting also benefitting an over sized separate shower unit with chrome shower fitting, ceramic floor tiling, wall tiling, over sized dressing mirror to wall, spotlighting, display shelving, extractor to ceiling and chrome ladder radiator.

Bedroom Two

4.37m x 2.72m (14' 4" x 8' 11") approximately, Substantial double bedroom with oversized windows, maximising natural light also benefitting wall mounted convector heater.

Bathroom/WC

Fitted with a white three piece suite including WC hand basin and panelled bath with bath shower attachment. Other benefits include display shelving ceramic floor tiling, wall tiling with oversized inset dressing mirror, spotlighting, extractor to ceiling and chrome ladder radiator.

Parking

The apartment benefits one allocated parking bay on site.