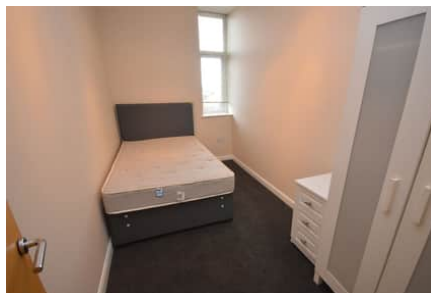




hackett
PROPERTY

18a Norfolk Street, City Centre **SUNDERLAND, SR1 1EA**

■ AVAILABLE FROM 29/08/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	70
(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



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Damage deposit (5 weeks) - £836.54
- Council Tax Band B (students must provide an exemption)

SPACIOUS TWO BEDROOM FIRST FLOOR

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove

Zoopla

OnTheMarket.com



PRS Property Redress Scheme

AVAILABLE FROM 29/08/2025

Spacious superbly presented furnished two bedroom first floor apartment over looking the picturesque and leafy square of Sunnyside Gardens, minutes away from Sunderland City Centre. The accommodation comprises; communal entrance, private entrance, open plan living/dining room/kitchen, two double bedrooms and bathroom/WC. An internal inspection is recommended.

Council Tax Band B (students must provide an exemption)

Damage Deposit £836.54 (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.

Communal Entrance

With security secondary door and stairs to first floor

Entrance Lobby

With internal door to:

Open Plan Living Room/Kitchen

6.56m x 3.03m (21' 6" x 9' 11")

Living Area :

With treble windows enjoying fantastic views across the adjacent gardens, providing super lounge space.

Kitchen Area

With comprehensive range of modern, walnut style units to wall and base, with laminate work tops, sink , halogen hob, larder fridge freezer , washer-dryer, vinyl flooring and tiled splash backs.

Bedroom One

3.82m x 2.06m (12' 6" x 6' 9")

Double bedroom

Bedroom Two

3.76m x 2.07m (12' 4" x 6' 9")

Excellent double bedroom

Bathroom/WC



With bath, sink, toilet and separate shower unit. Also benefits part wall tiling and chrome radiator.