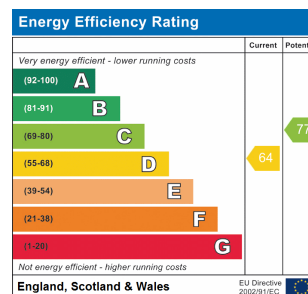




hackett
PROPERTY

1a Belle Vue Crescent, Sunderland SR2 7SH

■ Available 25/09/2025



£700 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Damage Deposit £807.69 (5 weeks rent)
- Council Tax Band A (students must provide an exemption)

GROUND FLOOR LUXURY APARTMENT

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Sunderland, SR1 1NA

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PRS Property Redress Scheme

Available 25/09/2025

Notably spacious and superbly renovated, two bedroom ground floor luxury apartment situated in the heart of highly regarded Ashbrooke within easy reach of local shopping facilities and amenities while also close to Sunderland City Centre itself. Internally the accommodation briefly comprises; entrance lobby into spacious living room ideal for both lounge and dining purposes, fitted kitchen with appliances, two double bedrooms and bathroom/WC. Externally there is unallocated off street parking. Modern features include double glazing, gas central heating and security alarm system.

Council Tax Band A (students must provide an exemption)

Damage Deposit £807.69 (5 weeks rent)

UPVC Entrance Door

Into:

Entrance Lobby

With open cloak storage and into:

Living Room

4.52m x 5.84m (14' 10" x 19' 2") approximately
Into a bay window maximising the degree of natural light, a notably spacious room which allows for both lounge and dining purposes. Features include television aerial point, satellite television access and open to:

Kitchen Area

2.13m x 3.28m (7' x 10' 9") (at widest) approximately
An 'L' shaped area overlooking the rear elevations with storage units to wall and base and laminated roll top work surfaces over. Appliances include electric cooker with oven and filter hood, washer dryer and upright fridge freezer.

Bedroom One (Front)

4.09m x 3.91m (13' 5" x 12' 10") approximately
Into bay window, a well proportioned double bedroom with telephone point and television aerial.

Bedroom Two

3.61m x 2.84m (11' 10" x 9' 4") approximately
Overlooking the rear elevations, a well proportioned double bedroom with telephone point.

Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a fitted bath shower attachment and glass screen. Other benefits include ceiling mounted extractor, ceramic floor and wall tiling and mirror.

Externally

To the front there is unallocated off street parking (restricted).