



hackett
PROPERTY

218 - 219 High Street West, City Centre Sunderland, SR1 1TZ
EPC RATING C



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | 58 | 71 |
| EU Directive 2002/91/EC | | |

£850 pcm



2 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band B (students must provide an exemption)
- TWO BEDROOM FURNISHED APARTMENT

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



rightmove Zoopla OnTheMarket.com



rightmove Zoopla OnTheMarket.com



AVAILABLE 09/09/2025

TWO BEDROOM FURNISHED APARTMENT

- City centre location
- Ideal for both City Campus and St Peters Campus

Council Tax Band B (students must provide exemption)

EPC RATING C

DAMAGE DEPOSIT (5WEEKS RENT) £980.76

To book a viewing please contact Hackett Property on 0191 510 9950 or email enquiries@hackettproperty.com. Evening/weekend viewings available.

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

Reception Hall and Landing

With stairs leading to first floor and large reception landing accessing the main body of the accommodation. Features include balustrade and spindles, display shelving, spotlighting, wall mounted heater and into

Open Plan Living Room/Fitted Kitchen

20' 4" x 10' 2" (6.21m x 3.10m) approximately, Living Area

With double aspect shallow bay windows maximising the degree of natural light and providing ample space for lounge and dining purposes. Features include telephone point, black out blinds, spotlighting, wall mounted heater and open to

Kitchen Area

Fitted with a contemporary range of mushroom laminated high gloss units to wall and base with chrome furniture and black granite style laminated work surfaces over incorporating a stainless steel drainage sink with chrome mono-bloc tap fitting and four ring halogen hob over which there is a filter hood and under an electric oven. Other benefits include integrated lada fridge and separated freezer, washer/dryer, splash backs and free standing wall mounted microwane.

Bedroom One

10' 11" x 8' 4" (3.32m x 2.54m) approximately,

Double bedroom of excellent proportion with study desk and chair, double bed, excellent storage facilities, telephone point, black out blind and wall mounted heater.

Shower Room/WC

Fitted with an oversized separate shower unit with shower fitting, low level WC, vanity hand basin with toiletry storage under, wall mounted mirror, spotlighting, extractor and vinyl flooring.

Bedroom Two

14' 6" narrowing to 7' 7" (4.41m narrowing to 2.30m) x 10' 8" narrowing to 4' 9" (3.25m narrowing to 1.45m) (L shaped) approximately, Into a shallow bay window, once again a superbly proportioned double bedroom with double bed work desk and chair. Excellent storage facilities, telephone point, wall mounted heater and into

En-suite Shower Room/WC

Fitted with a separate corner over sized shower unit with shower facility, low level WC and vanity hand basin with toiletry storage under and wall mounted mirror. Other benefits include spotlighting, extractor to ceiling and vinyl flooring.