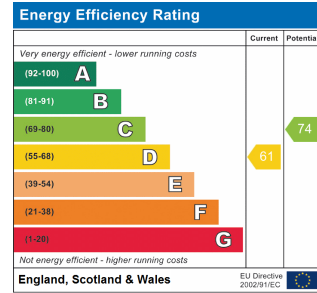




hackett
PROPERTY

86-88 Ground floor, Hylton Road, Sunderland, Tyne and Wear SR4 7BB
▪ 4 BEDROOM GROUND FLOOR APARTMENT



£900 pcm



3 Bathrooms



4 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide exemption)
- Damage Deposit £1015.38

12a Frederick Street,
Sunderland, SR1 1NA
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A spacious and very well presently four bedroom, furnished, ground floor apartment located close to local shops, schools, metro, range of bus services and both City University Campus and the Royal Hospital.

Internally modern features include double glazing, electric heating, fitted kitchen with appliances and spot lighting.

The accommodation briefly comprises: externally and shared yard access, reception hallway, utility lobby, sitting room, breakfast-kitchen, four double bedrooms, shower room and toilet, separate shower and separate toilet.

Ideal for sharers and families alike. Utility bills are not included.

Council Tax Band A

Damage Deposit £1038.46.38

Accommodation:

Courtyard access, shared with a first floor apartment.

Reception hallway:

Accessing the main body of the accommodation and through a utility lobby.

Utility lobby:

With base unit, sink, vinyl flooring and washing machine.

Sitting room:

5.90m x 4.00m (19' 4" x 13' 1") (at widest) Approximately.

A spacious room ideal for lounge purposes with spot lighting.

Breakfast kitchen:

4.06m x 4.11m (13' 4" x 13' 6") Approximately Fitted with a comprehensive range of white gloss units to wall and base with chrome furniture and black granite style work surfaces over incorporating and drainage sink and four ring halogen hob with over under. Other benefits include fridge/ freezer, tiled splash backs, filter hood, walk in storage, vinyl flooring, and dining facilities.

Bedroom one:

4.88m x 3.02m (16' 0" x 9' 11") Approximately A large double bedroom with double windows.

Bedroom two:

4.00m x 2.90m (13' 1" x 9' 6") Approximately A well proportioned double bedroom.

Bedroom three:

4.72m x 3.04m (15' 6" x 10' 0") Approximately A large double bedroom with double windows.

Bedroom four:

5.26m x 2.50m (17' 3" x 8' 2") Approximately A large double bedroom with double windows.

Shower and toilet:



Fitted with an oversized shower, sink and toilet, also includes extractor, mirror, ceramic flooring and spot lighting.

Separate toilet:

With toilet and sink.