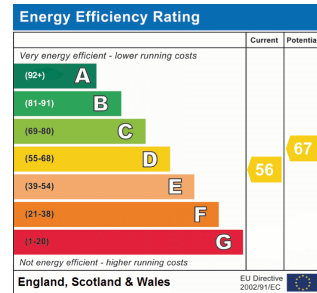




**hackett**  
PROPERTY

Room 4 128 Roker Avenue, Roker Sunderland, SR6 0HL

▪ Damage deposit ( 5 weeks rent ) £536.53



£465 pcm



1 Bathroom



1 Bedroom

**PROPERTY FEATURES**

- EPC RATING D
- COUNCIL TAX BAND B
- Bills and Wi-Fi included.

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



AVAILABLE NOW

FANTASTIC STUDIO ROOM WITHIN THIS EIGHT BEDROOM HOUSE WITH BILLS INCLUDED

Spacious studio room in eight bedroom house.

- \* Spacious Studio in house share
- \* Bills and Wifi Included
- \* Perfect location close to metro, beach, Sunderland University and to city centre

To book a viewing contact Hackett Property on 01915109950.

Damage deposit (5 weeks rent) - £536.53

Council tax band B

EPC RATING D

### Room 6 (Rear)

Studio room with double bed, large sofa, desk and chair, drawers, wardrobe.  
Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.  
Door leading into Ensuite

### Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

### Externally

Rear yard with bin store, roller shutter door and outside tap.

### Entrance

With door leading into main hallway with stairs to all floors and corridor leading to rear and;

### Communal Living Room

5.88m x 2.98m (19' 3" x 9' 9")

With spacious seating area, double breakfast bars, two free standing fridge freezers and additional freezer. Open archway to:

### Kitchen

2.22m x 2.53m (7' 3" x 8' 4") Including units  
With maple style laminate units to wall and base, brushed steel door furniture and work surfaces. Sink with mixer tap. Washing machine, tumble dryer, splash backs, four ring gas hob with cooker and extractor hood.  
Window to the rear.