



9 Rosedale Street, Sunderland, Tyne and Wear SR1 3RW

▪ Damage Deposit (5 Weeks Rent) - £2019.23



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		
EU Directive 2002/91/EC		

£1,750 pcm

 2 Bathroom

 5 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- FIVE BEDROOM FURNISHED HOUSE

12a Frederick Street,
Sunderland, SR1 1NA
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AVAILABLE FROM 24/09/2025

Stylish refurbished five bedroom, furnished, terraced house with water and Wi-Fi included. Perfect for either students or working professionals.

This house enjoys modern specification throughout and has accommodation over two floors, all double bedrooms and yard to rear. The house is only two minutes walk from City University Campus and nearby metro and bus services, while the city centre itself is also very close by and walking distance of under 10 minutes.

Council Tax Band A (Students exemption required)

Deposit: £2019.23 (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.

Ground Floor

UPVC Entrance Door
into

Hallway
Accessing both ground and first floors.

Open Plan Living Room and Kitchen
4.81m x 5.86m (15' 9" x 19' 3") approximately

living area:
With two large sofas and coffee table

kitchen area:
Fitted with a modern range of white units to wall and base including two larger fridge freezers, four ring hob, washing machine and separate dryer, microwave, vinyl flooring and large rear window.

Bedroom One (front)
3.91m x 3.71m (12' 10" x 12' 2") approximately,

a well proportioned double bedroom

Bedroom Two (rear)
2.79m x 2.67m (9' 2" x 8' 9") approximately,
a well proportioned double bedroom with work station

Shower Room/WC
with separate shower unit, toilet, side window, extraction and vinyl flooring.

Rear Yard
With roller shutter gate for vehicle access and westerly aspect.

First Floor

First Floor Landing
Accessing the remaining accommodation

Bedroom Three (front)
3.85m x 2.50m (12' 8" x 8' 2") approximately,
a well proportioned double bedroom.

Bedroom Four (front)
4.40m x 2.08m (14' 5" x 6' 10") approximately,
a well proportioned double bedroom.

Bedroom Five (rear)
3.09m x 2.75m (10' 2" x 9') approximately,

a well proportioned double bedroom with work station

Bathroom/WC
with a white three piece suite including toilet, sink and bath. Also including a window, bath shower and screen, vinyl flooring, extraction and wall mounted mirror.