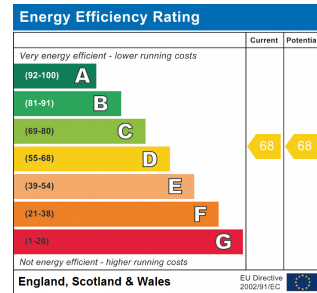




hackett
PROPERTY

1, 29b East Cross Street, City Centre Sunderland SR1 1XB

▪ Available 27/12/2024



£550 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Damage deposit (5 weeks rent) £634.62
- Council Tax Band A (students must provide an exemption)

12a Frederick Street,
Sunderland, SR1 1NA

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www.hackettproperty.com



Available 27/12/2024

Ideally situated in the city centre of Sunderland giving easy access to all of the cities amenities, with a good selection of popular restaurants, a cinema and a bowling alley right on your doorstep. A property ideal for students and professionals alike. Modern features include; TV aerial points, electric hob and oven, fridge/freezer, washer/dryer, electric heating system, telephone entry system.

Council Tax Band A (students must provide an exemption)

Damage Deposit £634.62

EPC Rating D

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.

Open plan living room/ fitted kitchen

Living Area - 10' 5" x 8' 3" (3.17m x 2.51m) approximately,

Kitchen Area - 9' 11" x 4' 8" (3.02m x 1.42m) approximately,

Living Area-

The studio room offers a light spacious feel due to the natural light coming in from the UPVC double glazed windows. This living area has cream carpets throughout and is generously furnished. Benefits include; a double bed and mattress, two seat sofa chair, a small white table, a retractable desk fixture with chairs that can be folded and stored away to maximise floor space, and two double storage cupboards. The room is finished in bright white and is heated via the electrical heating system.

Kitchen Area-

Extended from the living space is a well proportioned kitchen area benefiting from a contemporary design with brushed steel furniture and wood effect surfaces. The units are finished in cream and offer generous storage space along with various kitchen appliances. Benefits include; electric oven and hob, brushed steel filter hood, fridge/freezer, washer/dryer.

Bedroom

Shower Room/ WC

The bathroom benefits from wood effect vinyl flooring throughout, a white two piece suit with chrome furnishing, an electric power shower with screen and a generous shower tray ideal for storage purposes. The bathroom has spotlighting and an extraction unit fitted. Finished in white, the shower cubicle also has cladding finish allowing for easy care.

Agents Notes

Parking is not provided.