



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£1,700 pcm**



1 Bathroom



3 Bedrooms

## PROPERTY FEATURES

- Council Tax Band B (students must provide an exemption)
- Three Bedrooms

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Available now

CONTACT OUR OFFICE ON 0191 5109950 FOR MORE INFORMATION

BEDROOMS 3 BEDROOM ACCOMMODATION INCLUDING BILLS AND WIFI.

3 person occupancy

Book to view now. \* City centre location within a hundred metres of The Bridges \* Close to Sunderland Central Metro and Train Station \*

A selection of Shops, Restaurants, and leisure facilities are located within walking distance. \*

Wi-Fi and entrance phone system.

FOR FURTHER INFORMATION PLEASE CONTACT HACKETT PROPERTY ON 01915109950

Deposit: £1961.53

Bills inclusive (Except council tax)

Council Tax: B (Students Must Provide Exemption)

**Bedroom**

**Bathroom**

**Reception**

**Agents Note**

Fees may apply

**Bedroom**

**Bedroom**