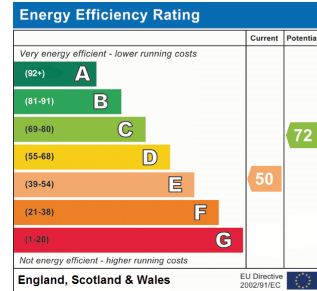




**hackett**  
PROPERTY

Room 4 122 Hylton Road, Nr City Campus SUNDERLAND SR4 7XT

▪ Council tax Band A



£450 pcm



1 Bathroom



1 Bedroom

### PROPERTY FEATURES

- Bills and WIFI included
- Short term contract available.

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### Entrance

UPVC entrance door accessed via entrance phone system to each bedroom.

### Hallway

Reception hallway providing access to ground and first floor accommodation with radiator and door leading into:

### Living Area

3.00m x 3.82m (9' 10" x 12' 6") (at widest) approx

Living room for use by residents and guests with associated brand new furniture and wall mounted flat screen television (to be fitted). Features include telephone point, entrance phone, radiator and door leading to:

### Laundry

2.84m x 1.59m (9' 4" x 5' 3") approx

Utility space fitted with base units and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome mono bloc tap fitting, separate storage cupboard, vinyl flooring, freestanding microwave and fridge, washing machine, tumble dryer and radiator.

### Landing

First floor landing providing access to first floor accommodation.

### Kitchen

3.65m x 1.81m (12' x 5' 11") approx

Kitchen fitted with a comprehensive range of individually locked units to wall and base ideal for student use, finished in a light oak style with brushed steel furniture and with stone effect laminated roll top work surfaces incorporating a stainless steel drainage sink with chrome mono bloc tap fitting and four ring brushed steel electric hob with electric oven and brushed steel filter hood over. Other benefits include vinyl flooring, American style fridge freezer with ice and cold water dispenser and radiator.

### Bedroom

4.07m x 2.32m (13' 4" x 7' 7") approx

Fourth double bedroom with entrance phone, telephone point, television aerial point and radiator. Furnishings include a light oak style desk with drawers to side, waste paper bin, desk chair, lamp and venetian blind to window. A large light oak style double wardrobe provides excellent hanging and shelving space and also included is a double bed with headboard.

### Shower Room

Ensuite with white two piece suite including low level WC, pedestal hand basin and separate shower unit with chrome fitting, tiled splash backs, extractor to ceiling, ladder radiator and vinyl covering to floor.