



**£650 pcm**

 1 Bathroom

 2 Bedrooms

### PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £750 (5 weeks rent)

12a Frederick Street,  
Sunderland, SR1 1NA

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A newly refurbished two bedroom unfurnished terraced house, located on a popular residential street close to local shops and amenities.

Internally the accommodation is excellent with neutral decor maximising the feel of light and space.

Modern features include a gas fired central heating system ensuring economy and efficiency, UPVC double glazing to windows and doors, shower fitting and modern fitted kitchen with appliances.

Externally there is a larger yard to the rear.

Viewing essential.

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Damage Deposit £750 (5 weeks rent)

Accommodation

UPVC entrance door into:

Hallway

Accessing the accommodation. With loft access.

Living Room (Rear)

4.38m x 2.63m (14' 4" x 8' 8") approximately  
With a decorative fireplace and mantle piece surround. Ideal for day to day living.  
Also includes a larder fridge/freezer.

Kitchen (Rear)

2.79m x 1.66m (9' 2" x 5' 5") approximately  
Fitted with a range of units, laminated work surfaces, cooker with oven and hob, washing machine, splash backs and vinyl floor.

Bathroom & Toilet

With a white three piece suite (toilet, sink and bath), shower fitting, extractor and window.

Bedroom One (Front)

4.18m x 4.05m (13' 9" x 13' 3") approximately  
An excellent double bedroom.

Bedroom Two (Rear)

3.28m x 2.15m (10' 9" x 7' 1") approximately  
A single bedroom of good proportion.

Rear Yard

With gate to lane. Westerly aspect and enjoying much afternoon sunlight.