



7 128 Roker Avenue, Roker, RokerSunderland, SR6 0HL

- Damage deposit (5 weeks rent) £548.07 Council Tax Band B



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		

£460 pcm

1 Bathroom

1 Bedroom

PROPERTY FEATURES

- Bills and Wifi Included
- Available Now

12a Frederick Street,
Sunderland, SR1 1NA
01915109950
enquiries@hackettproperty.com
www.hackettproperty.com



Available Now !!!

FANTASTIC STUDIO ROOM WITHIN THIS EIGHT BEDROOM HOUSE WITH BILLS AND COUNCIL TAX INCLUDED

Spacious studio room in eight bedroom house available for professionals and students.

- * Spacious Studio in house share
- * Private shower room
- * Flexible tenancy terms
- * Bills and Wifi Included
- * Perfect location close to metro, beach, Sunderland University and to city centre

To book a viewing contact Hackett Property on 01915109950.

Damage deposit (5 weeks rent) £530.76

Council Tax Band B

Entrance

With door leading into main hallway with stairs to all floors and corridor leading to rear and;

Communal Living Room

5.88m x 2.98m (19' 3" x 9' 9")
With spacious seating area, double breakfast bars, two free standing fridge freezers and additional freezer. Open archway to:

Kitchen

2.22m x 2.53m (7' 3" x 8' 4") Including units
With maple style laminate units to wall and base, brushed steel door furniture and work surfaces. Sink with mixer tap. Washing machine, tumble dryer, splash backs, four ring gas hob with cooker and extractor hood. Window to the rear.

Room 1 (Rear) £395

4.00m x 4.21m (13' 1" x 13' 10")

Studio room with double bed, arm chair, desk and chair, wardrobe.

Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.

Door leading into Ensuite

Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

Room 2 (Front) £395

4.82m x 4.41m (15' 10" x 14' 6") Into Bay Window

Studio room with bay window, double bed, large sofa desk and chair, bedside drawers, chest of drawers wardrobe.

Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.

Door leading into Ensuite

Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

Room 3 (Rear)

3.00m x 6.10m (9' 10" x 20')

Studio room with double bed, arm chair, desk and chair, bedside drawers, wardrobe.

Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.

Door leading into Ensuite

Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

Room 4 (Rear) £395

4.10m x 4.21m (13' 5" x 13' 10")

Studio room with double bed, arm chair, desk and chair, wardrobe.

Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.

Door leading into Ensuite

Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

Room 5 (Front) £450

Studio room with double bed, arm chair, desk and chair, bedside drawers, wardrobe.

Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.

Door leading into Ensuite

Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror. Velux window

Room 7 (Rear) £395

4.33m x 5.40m (14' 2" x 17' 9") Partially restricted head height into room void.

Studio room with double bed, arm chair desk and chair, drawers, wardrobe.

Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge.

Private use of shower room across the landing

Private Shower Room

Exclusively for studio 7

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

Externally

Rear yard with bin store, roller shutter door and outside tap.