



**hackett**  
PROPERTY

55 River View, Low Street, Sunderland, Tyne and Wear  
SR1 2AT  
▪ Three bedrooms



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>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£700 pcm



2 Bathroom



3 Bedrooms

## PROPERTY FEATURES

- River views
- Two bathrooms
- Available from 21/04/25

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PRS Property Redress Scheme

Available - 21/04/2025

Three bedroom first floor modern purpose built quay side apartment enjoying views across the adjacent river. With accommodation briefly comprising; rear access into reception hallway, spacious L-shaped living room ideal for lounge and dining purposes, separate fully fitted kitchen with integrated appliances, Three bedrooms, one with en-suite shower room/WC and bathroom/WC. The apartment has on site allocated parking for one car while modern features include electric night storage heating, entrance phone, spotlighting, double glazing.

Council Tax Band B

Damage Deposit £807.69(5 weeks rent)

### Communal Entrance

Leading to first floor rear and entrance to the apartment.

### Reception Hallway

Providing access to the main body of the accommodation with timber effect laminate flooring, spotlighting, entrance phone, night storage heater and door into:

### Living Room (L-Shape)

13' 10" narrowing to 6' 1" (4.22m narrowing to 1.86m) x 17' 5" narrowing to 9' 6" (5.32m narrowing to 2.90m) approximately, Offering excellent space for lounge and dining purposes double windows enjoy views across the river and maximising natural light. Other features include television aerial point, satellite television access point, timber effect laminate flooring, spotlighting, night storage heater and door into:

### Kitchen

7' 8" x 7' 3" (2.34m x 2.22m) approximately, Fitted with a modern range of beach style laminate units to wall and base with brushed steel furniture and black granite style laminated work surfaces incorporating a four ring halogen hob and stainless steel drainage sink with chrome mixer tap/ Other benefits include a split level oven and separate microwave, larger fridge and separate freezer, washer/dryer, tiled splash backs, spotlighting, filter hood, dish washer and timber effect laminate flooring.

### Bedroom One (Front)

10' 2" x 9' 11" (3.11m x 3.03m) approximately, Double bedroom with satellite television access point, wall mounted convector heater, telephone point and door into:

### En-suite Shower Room/WC

Fitted with a separate shower unit with chrome shower fitting, hand basin and toilet. Other benefits include marble floor tiling, extractor to ceiling, shaving socket and mirror to wall.

### Bedroom Two (Front)

9' 5" x 10' 2" (2.86m x 3.09m) approximately, Double bedroom overlooking front Riverside elevations with wall mounted convector heater.

### Bedroom Three (L-shaped)

10' 2" narrowing to 6' 3" (3.11m narrowing to 1.91m) x 9' 4" narrowing to 5' 3" (2.85m narrowing to 1.60m) approximately, With wall mounted mirror and convector heater.

### Bathroom/WC

Fitted with a white three piece suite with chrome furniture including toilet, hand basin and panelled bath. Other benefits include marble floor tiling and part wall tiling, hot water cupboard, spotlighting, electric shaving socket, extractor, window and chrome heated towel rail.

### Parking

Vacated on site and accessed via sensor operated gates the apartment benefits one allocated parking bay.