



hackett
PROPERTY

1, 12 Railway Terrace, Sunderland, Tyne and Wear SR4
OPEN
▪ GROUND FLOOR APARTMENT



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		

£625 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £721.15 (5 weeks rent)

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Exceptionally furnished, former Airbnb, ground floor one bedroom apartment perfect for tenants wanting a finished home.

Located in South Hylton, close to local shops and the metro station and A19 Road.

Internally the property comprises a communal hallway, excellent living room with archway into a fully equipped kitchen, double bedroom, separate toilet, and direct access to the shared rear yard. On street parking is Available to the front.

Features of note include gas fired central heating, double glazing, 50" TV, appliances, and Wifi.

Viewing is essential!

Council Tax Band A (students must provide an exemption)

Damage Deposit £721.15 (5 weeks rent)

Agents Note

Please note that the TV license is not included and if the tenant wants to keep the TV then the Liability for the license is theirs. Otherwise the TV can be removed.

Accommodation

Communal Entrance

Hallway leading to private entrance.

Lounge

4.20m x 3.01m (13' 9" x 9' 11") approximately
Ideal for lounge purposes with double doors to rear yard.

Kitchen

4m x 1.88m (13' 1" x 6' 2") approximately
Fitted with a range of modern white high gloss units to wall and base with work benches, four ring gas hob, oven, filter hood, sink, washing machine, larder fridge freezer, free standing small appliances, spot lighting, vinyl flooring and window to front.

Bedroom

4.06m x 2.81m (13' 4" x 9' 3") approximately
A well proportioned double bedroom with good storage and work desk/dressing table.

Shower Room

With separate chrome shower, sink, extractor and vinyl floor.

Toilet

With toilet, sink, vinyl floor and extractor.

Rear Yard

No parking is provided- shared