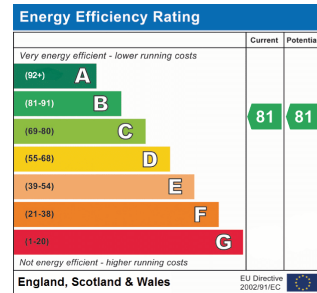




**hackett**  
PROPERTY

16B Western Hill, Sunderland, Tyne and Wear SR2 7PH

▪ SUPERB UNFURNISHED FIRST FLOOR APARTMENT



£700 pcm



1 Bathroom



2 Bedrooms

**PROPERTY FEATURES**

- Council Tax Band A (students must provide an exemption)

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Available 15/05/2026

A superbly finished recently converted two bedroom, first floor unfurnished apartment benefiting excellent decor and modern features including gas central heating, double glazing, appliances and intercom.

The accommodation briefly comprises: hallway, open living room into fitted kitchen area, two double bedrooms, luxury bathroom with shower and toilet, laundry cupboard and balcony to rear.

Located close to both the main City University Campus, Royal Hospital, city centre and nearby metro, this impressive apartment is ideally located.

Viewing is essential!

Council Tax Band A (students must provide an exemption)

Damage Deposit £807.69 (5 weeks rent)

## Accommodation

### Communal Entrance

With intercom and front door to apartment.

### Landing

Accessing the full accommodation.

### Open Plan Living Room & Kitchen

5.65m x 3.54m (18' 6" x 11' 7") approximately

Living room area:

With windows to front and ideal for lounge and dining purposes. A decorative mantle piece acts as an attractive focal point.

Kitchen area:

This area is fitted with a larger breakfast bar and a comprehensive range of modern high gloss units to wall and base with laminated work surfaces over, incorporating a four ring gas hob, oven, filter hood, sink and dishwasher. Other benefits include splash backs, spot lighting, timber effect flooring and window.

### Laundry Cupboard

With shelving and washing machine.

### Bedroom One

3.88m x 3.37m (12' 9" x 11' 1") approximately  
An excellent double bedroom with double integrated wardrobes, with rear aspect.

### Bedroom Two

2.98m x 2.80m (9' 9" x 9' 2") approximately  
An excellent double bedroom with integrated wardrobe, with rear aspect.

### Bathroom & Toilet

Fitted with a white three piece suit including chrome fittings and a toilet, sink and bath. Over the bath is a 'rainforest' style shower fitting. Other benefits include splash backs, extractor and a chrome ladder radiator.

### Balcony

Overlooking the rear aspect and providing seating space.