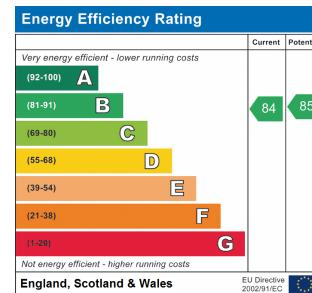




**hackett**  
PROPERTY

**38 River View, Low Street, Sunderland, Tyne and Wear  
SR1 2AT**  
■ Council Tax Band - B (Students must provide an exemption)



**£650 pcm**

1 Bathroom

2 Bedrooms

#### PROPERTY FEATURES

- Damage Deposit - £750 (5 weeks rent)
- Two Double Bedrooms, Two balconies,
- Modern specification throughout,

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**PRS** Property  
Redress  
Scheme

AVAILABLE 27/10/2025

River side fourth floor modern purpose built spacious and light, 2 bedroom apartment enjoying panoramic views across the adjacent river wear and within easy reach of Sunderland City Centre. Internally the accommodation briefly comprises; communal entrance with lift or stairs to fourth floor reception hallway, L shaped living room/dining room separate fitted kitchen, two double bedrooms and bathroom/W.C. Situated on ground floor there is one allocated on-site parking bay while externally there are balconies to both front and rear, ideal for enjoying warmer summer months. Modern features include electric heating, intercom, spot lighting, kitchen appliances, satellite television access and double glazing. An ideal apartment for both working tenants or students. Unfurnished.

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

## Communal Entrance

With stairs or lift to fourth floor leading too;

## Reception hallway

With two integrated storage cupboards timber effects, laminate flooring, spotlighting and intercom

## Living room

5.51m x 2.99m (18' 1" x 9' 10") approximately, (L shaped) light and spacious room ideal for lounge and dining purposes with glass pane door and side windows to balcony and taking full advantage of the magnificent river views. Other features include timber effect laminate flooring, satellite television access point, telephone point, night storage heaters, spotlighting indoors.

## Kitchen

2.33m x 2.40m (7' 8" x 7' 10") approximately, fitted with a modern rage of maple style laminate units, to wall and base with brushed steel furniture and stone effect laminated work surfaces over incorporating a stainless steel drainage sink with chrome mix a tap attachment and four ring halogen hob with brushed steel filter hood over. Other benefits include; washer/dryer, microwave, oven, timber effect laminate flooring, spotlighting and tiled splash backs.

## Bedroom One

2.85m x 3.72m (9' 4" x 12' 2") approximately, well-proportioned double bedroom with glass pane patio door and side window to the second balcony. Other benefits include; television ariel point, telephone point and wall mounted heater.

## Bedroom Two

3.74m x 2.54m (12' 3" x 8' 4") approximately, well-proportioned double bedroom with timber effect laminate flooring.

## Bathroom/ WC

fitted with white three piece suite with low level WC, hand basin, and panel bath over which there is a bath shower attachment. Other benefits include; marble flooring, part wall tiling, extractor to ceiling, spotlighting, shaving socket and chrome heated towel rail.

## Agents Notes

Balconies to both front and rear the larger of which has direct views across the river Wear. The apartment benefits one allocated parking space access is gained by a sensor operated gate. The parking is situated on ground floor level.