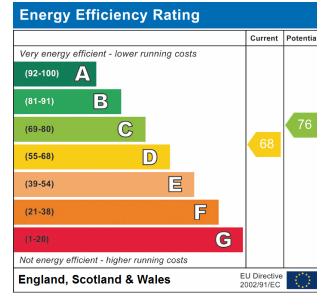




hackett
PROPERTY

86-88 First floor, Hylton Road, Sunderland, Tyne and Wear SR4 7BB
▪ Council Tax A



£900 pcm



2 Bathroom



4 Bedrooms

PROPERTY FEATURES

- Damage Deposit (5 weeks rent) - £1038.46

12a Frederick Street,
Sunderland, SR1 1NA

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A spacious and very well presently four bedroom, furnished, first floor apartment located close to local shops, schools, metro, range of bus services and both City University Campus and the Royal Hospital.

Internally modern features include double glazing, gas central heating, fitted kitchen with appliances and spot lighting.

The accommodation briefly comprises: externally and shared yard access with external stairs to first floor entrance, reception hallway, sitting room, breakfast-kitchen, four double bedrooms, one with en-suite toilet bathroom/shower and toilet and separate toilet.

Ideal for families. Utility bills are not included.

Council Tax Band - A

Damage Deposit (5 Weeks) - £1038.46

Accommodation:

Courtyard access, shared with a ground floor apartment. An external staircase leads to first floor entrance.

Reception hallway:

Accessing the main body of the accommodation.

Sitting room:

4.27m x 3.20m (14' 0" x 10' 6")

A spacious room ideal for lounge purposes with spot lighting.

Breakfast kitchen:

4.13m x 3.03m (13' 7" x 9' 11")

Fitted with a comprehensive range of white gloss units to wall and base with chrome furniture and grey granite style work surfaces over incorporating and drainage sink and four ring halogen hob with over under.

Other benefits include fridge/ freezer, tiled splash backs, filter hood, washing machine, vinyl flooring, and breakfast bar.

Bedroom one:

4.29m x 2.43m (14' 1" x 8' 0") Approximately

A large double bedroom.

Bedroom two:

4.08m x 2.95m (13' 5" x 9' 8") (at widest)

Approximately

A well proportioned double bedroom.

Bedroom three:

4.08m x 2.60m (13' 5" x 8' 6") (at widest)

Approximately

A double bedroom storage cupboard.

Bedroom four:

2.65m x 4.25m (8' 8" x 13' 11") Approximately

A large double bedroom with en-suite toilet.

En-suite:

With toilet and sink.

Bathroom and toilet:

Fitted with a bath with shower over, sink and toilet, also includes extractor, mirror, ceramic flooring and spot lighting.

Separate toilet:

With toilet and sink.

Agents note:

Street parking is available.