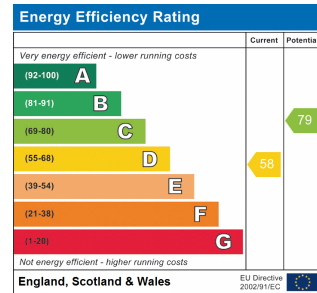
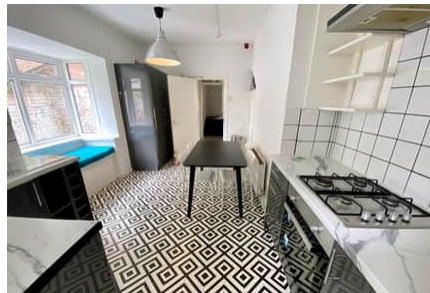




**hackett**  
PROPERTY

6 Cresswell Terrace, Thornhill Sunderland SR2 7ER

▪ Damage Deposit £1615.38 (5 weeks rent)



£1,400 pcm



1 Bathroom



4 Bedrooms

**PROPERTY FEATURES**

- SPACIOUS FOUR BEDROOM TERRACED HOUSE
- Council Tax Band B (students must provide an...)

12a Frederick Street,  
Sunderland, SR1 1NA

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\*AVAILABLE 14/09/2024\*

4 BEDROOMS, PERFECT FOR STUDENTS

Stylish and notably spacious four bedroom terraced house ideal for students or working tenants alike. The rent includes Wi-Fi. Lying over three floors the accommodation is presented to an excellent standard with high quality furnishing and appliances. Features include a contemporary fitted kitchen, restored period feature, gas central heating and flexible living space. The house is located within close proximity to the City University Campus, Murray library, city centre and both local metro and bus stations. Viewing is essential!!

Council Tax Band B (students must provide an exemption)

Damage Deposit £1615.38 (5 weeks rent)

### Agents Note

The landlord has requested a 11 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Maximum 4 tenants permitted.

### Entrance Door Into

### Reception Hall

Accessing ground a first floor while a door also leads to rear yard.

### Living Room (front)

16' 7" x 15' 3" (5.05m x 4.65m) approximately  
Into a bay window maximising natural light this spacious room features a decorative fireplace, stripped and polished floor boards and cable TV access.

### Kitchen/Diner

15' 1" x 11' 3" (4.60m x 3.43m) approximately  
Into a side bay window and providing a spacious dining area, the room also feature gun metal grey high gloss kitchen units with laminate work surfaces, including a gas hob and stainless steel drainage sink. Other benefits include a dishwasher, extensive shelving, tiled splash backs, oven and vinyl floor. An open arch leads to:

### Utility

10' 2" x 6' 9" (3.10m x 2.05m) approximately  
With a continuation of the units, larder fridge freezer, shelving, microwave, velux window, washing machine, tumble dryer and splash backs.

### Seperate WC

With white toilet and sink.

### Bedroom One (rear)

12' 10" x 13' 8" (3.90m x 4.17m) approximately  
A super double bedroom with full-size double bed, excellent storage and work desk and chair.

### First Floor Landing

An open area leading to further accommodation.

### Bathroom

With large bath, sink, oversized shower unit with mains shower, storage, vinyl floor, extractor and side window.

### Seperate WC

With toilet, window and vinyl floor.

### Bedroom Two (front)

13' 5" x 12' 10" (4.09m x 3.91m) approximately  
A super double bedroom with full-size double bed, excellent storage and work desk and chair.

### Bedroom Three

13' 8" x 12' 10" (4.16m x 3.91m) approximately