



**hackett**  
PROPERTY

7 St Cecillas Rc Church, Ryhope Road, Sunderland, Tyne  
and Wear SR2 7TG  
▪ Damage Deposit (5 weeks rent) £455.77



**£395 pcm**



3 Bathroom



1 Bedroom

### PROPERTY FEATURES

- Fully furnished and bills included
- Council Tax Band D (students must provide an exemption)

1 BEDROOM ROOM IN A CHARMING HOUSE

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PRS Property Redress Scheme

AVAILABLE 13/03/2025

1 bedroom available in a seven bedroom, bills included shared house. Rooms are strictly single occupancy and can be rented on an individual basis.

All bedrooms are doubles and the house is furnished with full complement of kitchen appliances

A TV and license together with WiFi is also included.

The house is situated in Tunstall and has good bus and road links to the city centre, University or hospital.

Council Tax Band D, Damage deposit £455.77.

## Room 6

### Agents note:

The house is a Presbytery located to the side of the neighbouring Catholic Church. The church is fully operational and with this in mind all tenants will need to show consideration during its ongoing services.

### Entrance porch:

With secondary door into

### Hallway:

Accessing ground and first floor accommodation.

### Kitchen

5.93m x 2.85m (19' 5" x 9' 4")

Fitted with a comprehensive range of timber fronted units to wall and base with individually dedicated storage for each bedroom. Features include: oven, grill, gas hob, dishwasher, microwave, washing machine, sink, excellent storage and fridge freezer. Overlooking the attractive gardens.

## Living room



4.89m x 3.65m (16' 1" x 12' 0")

Ideal for lounge and dining purposes with patio doors to gardens including a 50' TV with free view.

### Separate toilet:

With toilet, sink and window.

### Bedroom:

5.45m x 4.30m (17' 11" x 14' 1")

A larger style, ground floor, double bedroom with double bed, work station and excellent storage.

### First Floor Shower room:

With oversized shower, sink, mirror, window and extraction.

### First Floor toilet:

Separate toilet and window

### First Floor Shower room and toilet:

With toilet, sink and large shower.

### Boiler room:

Housing the boiler, sink and storage.

### Gardens:

To front side and rear with grassed areas, mature borders and paved patios

### Parking:

No parking is provided onsite, however special allowance may be possible on request.