



**hackett**  
PROPERTY

26a Blandford Street, City Centre **SUNDERLAND SR1**  
**3JH**  
■ TWO BEDROOM FIRST FLOOR APARTMENT (BOTH EN-SUITE)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£725 pcm**



2 Bathroom



2 Bedrooms

## PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- City Centre location
- High quality specification with modern kitchen

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Sunderland, SR1 1NA

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www.hackettproperty.com



rightmove

Zoopa

onTheMarket.com



PRS Property Redress Scheme

Available now

This spacious two bedroom two shower room apartment is located in the heart of the city centre with easy access to shops, restaurants and public transport links.

This property is on first floor and has entrance hallway, living room with kitchen area, two bedrooms and two shower rooms. Viewing recommended.

Damage deposit £865.38 (5 weeks)

Council Tax Band A

### Agents Note

The landlord has requested a 12 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.

### Reception Lobby

Large cloak storage cupboard, spotlighting, shoe rack and door into

### Living and Kitchen Area

17' x 19' 4" (5.17m x 5.90m) approximately,

Spacious area ideal for lounge and dining purposes with oak dining table and four chairs, oak coffee table and matching TV stand and three seater sofa. Other benefits include spotlighting, television aerial point, telephone point, entrance phone and radiator. Fitted with a contemporary range of mushroom high gloss laminated units with chrome furniture to wall and base with stone effect laminated work surfaces over and splash backs incorporating stainless steel drainage sink with chrome mono-bloc tap fitting and four ring electric hob, electric oven and extractor hood over. Other benefits include washer/dryer, larder fridge and separate freezer, microwave, electric toaster and kettle, spotlighting and vinyl flooring.

### Bedroom

10' 10" x 9' 9" (3.30m x 2.98m) approximately, Well proportioned double bedroom with over sized window maximising natural light, double bed wardrobe, drawers, bedside table, storage cupboard, work desk with chair and stool. Other benefits include spotlighting and radiator. Door leads into

### Shower Room

Fitted with a white vanity hand basin with toiletry storage, low level WC, and over sized separate shower with mains operated chrome shower fitting. Other benefits include vinyl flooring, spotlighting, splash backs, wall mounted mirror and extractor to ceiling.

### Bedroom

9' 7" x 10' 10" (2.92m x 3.31m) approximately, Well proportioned double bedroom with over sized window maximising natural light, bedside table, storage cupboard, work desk with chair and stool, double bed wardrobe, drawers,. Other benefits include spotlighting and radiator. Door leads into

### Shower Room

Fitted with a low level WC, white vanity hand basin with toiletry storage and over sized separate shower with mains operated chrome shower fitting. Other benefits include vinyl flooring, spotlighting, wall mounted mirror, splash backs and extractor to ceiling.