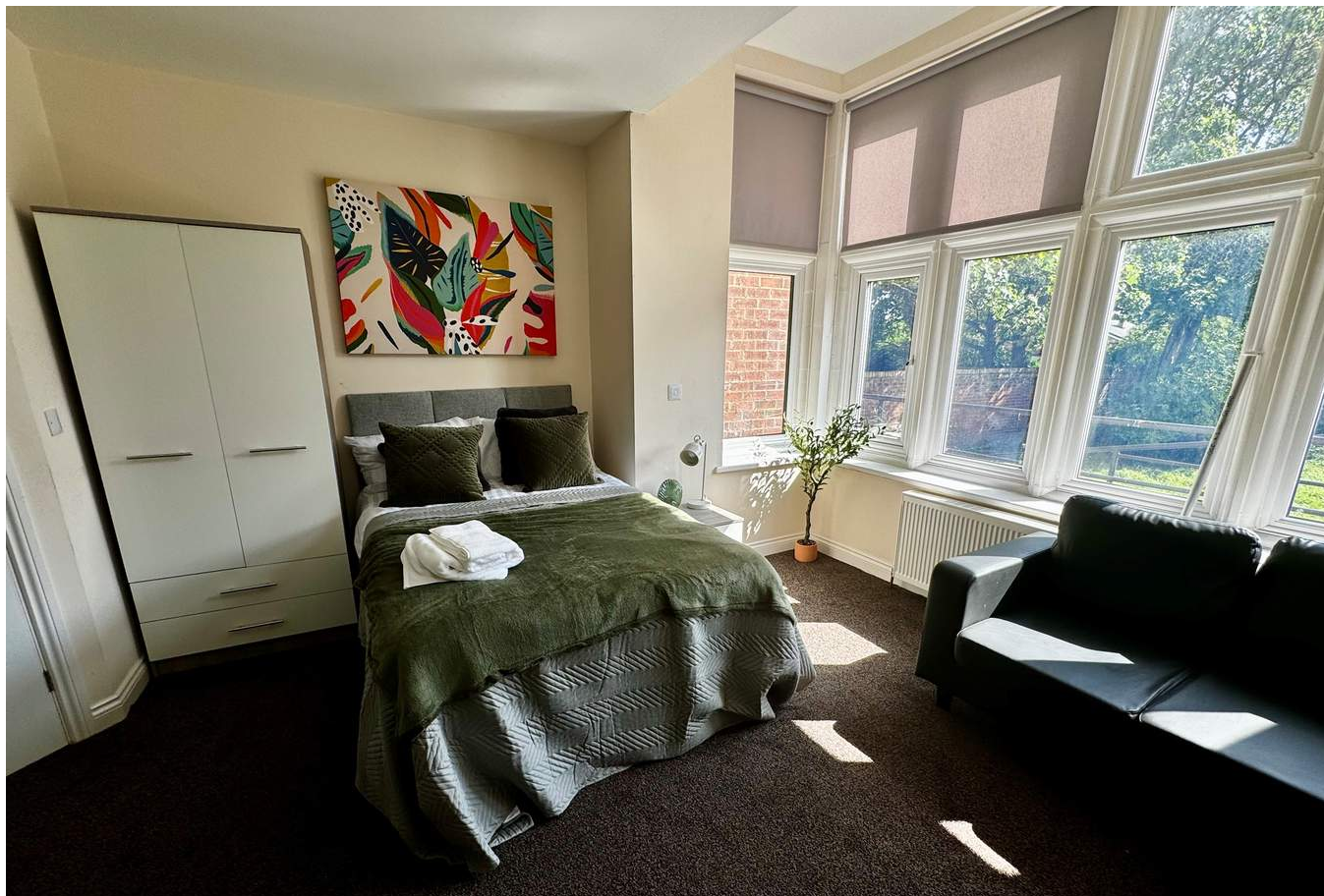




**hackett**  
PROPERTY

31 Wear Court, Rock Lodge Road, Sunderland, Tyne and Wear SR6 9NX



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 77      | 77        |
| (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                     |         |           |

£715 pcm



PROPERTY FEATURES

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950  
enquiries@hackettproperty.com  
www.hackettproperty.com



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Available now!

If you want to combine study and beachside living, this is the perfect place for you. A selection of self contained studios in the perfect location for studying at St Peters Campus or access into the city centre. Each Studio has its own facilities, ideal for those students who want to live in a quiet residential area with the coastline at the end of your street. This bills inclusive accommodation, is for students only and comprises of living/bedroom area with double beds, storage, kitchen area and shower room. An early inspection is essential as the demand for this accommodation will be high.

#### ABOUT THE LOCATION

Superb residential community

Coastal location Sandy beach at end of street

St Peters Campus 2km