



**hackett**  
PROPERTY

22 St Marks Road, Sunderland SR4 7EE

■ Available 17/07/2025



**£750 pcm**



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Council Tax Band A
- Damage Deposit: £865.38 (5 Weeks Rent)
- Two bedroom, unfurnished cottage

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PRS Property Redress Scheme

Available 17/07/2025

Superbly presented, two bedroom, unfurnished cottage located on a residential street close to the city centre, City University Campus, Royal hospital, metro station and local supermarkets.

The accommodation briefly comprises: entrance hallway, living room, two bedrooms, fitted kitchen with appliances and bathroom. Externally there is a yard with roller shutter and access to a shed/workshop. Modern features include: gas central heating from a combination boiler, double glazing, cable access and kitchen appliances.

Council Tax Band: A

Damage Deposit: £865.38 (5 Weeks Rent)

## Ground Floor

### Entrance

UPVC entrance door into:

### Hallway

### Living Room

13' 11" x 11' 2" (4.25m x 3.40m) approximately  
Overlooking the rear with laminate flooring, cupboard, phone point and cable TV point.

### Kitchen

13' 2" x 8' (4.02m x 2.44m) approximately  
Fitted with white high gloss units to wall and base, laminated work surfaces over, stainless steel sink with mixer tap, washing machine, halogen hob and split level oven. The room also features part wall tiling, laminate flooring, filter hood, yard door and picture window to side.

### Bathroom/WC

With a white three piece suite including toilet, sink and bath with bath shower attachment. Other benefits include a chrome ladder radiator, wall tiling, vinyl flooring, extractor and side window.

### Bedroom One

14' 6" x 13' 4" (4.43m x 4.06m) approximately  
Into a bay window an excellent double bedroom with laminate flooring and TV point.

### Bedroom Two

10' 7" x 7' 1" (3.23m x 2.17m) approximately  
A single bedroom with laminate flooring and TV point.

### Externally

#### Yard

With a roller shutter door providing vehicle access, a well proportioned space leading to workshop/store.