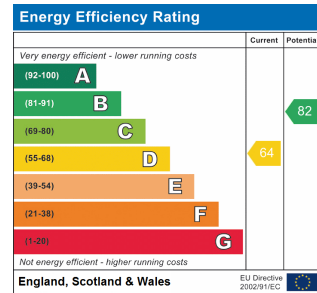




**hackett**  
PROPERTY

9a Grange Crescent, Sunderland, Asbrooke Stockton Road SR2 7BN

■ CONVERTED LOWER GROUND FLOOR APARTMENT



£650 pcm



1 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £750 (5 weeks rent)

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Sunderland, SR1 1NA

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Superbly converted, lower ground floor two bedroom luxury apartment situated within close proximity of the University, Park Lane bus station, Metro and City Centre itself. Internally the accommodation briefly comprises; communal entrance, reception hallway with storage facilities, open plan living room with space for lounge and dining purposes into fitted kitchen, two double bedrooms and bathroom/WC. Modern features include electric heating, entrance phone, kitchen appliances and security alarm system.

Council Tax Band A (students must provide an exemption)

Damage Deposit £750 (5 weeks rent)

### 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.

### Communal Entrance

Accessed via entrance phone system.

### Reception Hallway

Providing access to main body of the accommodation with sizeable storage cupboard and into:

### Open Plan Living Room into Fitted Kitchen

4.34m x 4.47m (14' 3" x 14' 8") approximately Providing ample space for lounge and dining purposes, fitted with satellite television access, telephone point, spot lighting and kitchen area comprising range of contemporary units with brushed steel furniture to wall and base and laminated roll top work surfaces over incorporating a four ring halogen hob, brushed steel electric oven, separate upright fridge freezer, washer dryer, tiled splash backs and ceiling mounted extractor.

### Bedroom One

2.84m x 4.50m (9' 4" x 14' 9") approximately Well proportioned double bedroom with window shutters and storage alcove with shelving.

### Bedroom Two

4.04m x 2.64m (13' 3" x 8' 8") approximately With double wardrobes providing excellent hanging and shelving space, double bedroom also featuring window shutters.

### Bathroom/WC

Equipped with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath. Other features include bath shower attachment and ceramic tiling to both floor and walls.