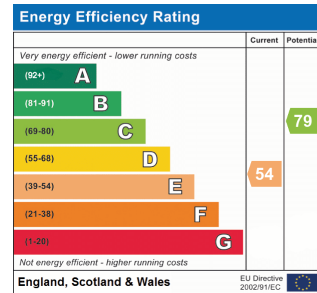




hackett
PROPERTY

12 Havelock Terrace, Sunderland, Tyne and Wear SR2

7JQ
SPACIOUS TERRACED HOUSE



£1,200 pcm

1 Bathroom

4 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- DAMAGE DEPOSIT (5 WEEKS) - £1384.61

12a Frederick Street,
Sunderland, SR1 1NA
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A very attractive and spacious furnished four bedroom (all doubles) terraced house located on a very well regarded residential street in Thornhill and within close proximity of the city centre, University city campus and excellent transport links provided by the local University metro station and nearby Park Lane bus terminus. Internally the property is well presented and furnished throughout, Wifi is included within the rent. Modern features include gas central heating from a combination boiler and double glazing. The property represents an ideal opportunity for both working groups and students alike to base themselves from this prime location.

Council Tax Band A (students must provide an exemption)

Damage Deposit £1384.61 (5 weeks rent)

Agents Note

Utility bills (water, gas and electric) are not included. If the household has a parking requirement then a residents parking scheme offers on-street parking to the front, while the yard would also offer off-street parking.

Accommodation

Timber panel entrance door into:

Entrance Lobby

With secondary door into

Hallway

Accessing ground and first floors with under stairs storage.

Open Plan Living Room & Kitchen

7.21m x 2.62m (23' 8" x 8' 7") approximately

Living area:

Ideal for lounge and dining purposes with side window and laminate flooring.

Kitchen area:

Fitted with a comprehensive range of units to wall and base with laminated work surfaces over incorporating a stainless steel drainage sink. Other benefits include a gas cooker with grill and oven, larder fridge freezer, washing machine, breakfast bar, side window, tiled splash backs and laminate floor.

Rear Lobby

With door to rear yard, storage and tiled floor.

Bathroom & Toilet

2.44m x 2.5m (8' 0" x 8' 2") approximately

Fitted with a white three piece suite including toilet, sink and panel bath with shower fitting over.

Also including part wall and floor tiling, linen storage, extractor and side window.

Bedroom One (Front)

4.64m x 4.68m (15' 3" x 15' 4") approximately

A superbly proportioned double room with bay window maximising natural light. Seating, study desk and excellent storage is provided.

Bedroom Two (Rear)

4.01m x 3.64m (13' 2" x 11' 11") approximately

A excellent double room with seating, study desk and excellent storage provided.

First Floor Landing

An open area accessing the remaining bedrooms.

Bedroom Three (Front)

3.72m x 3.68m (12' 2" x 12' 1") approximately

An excellent double room with open front aspect. Seating, study desk and excellent storage is provided

Bedroom Four (Rear)

4.06m x 3.64m (13' 4" x 11' 11") approximately

A superbly proportioned double room. Seating, study desk and excellent storage is