



hackett
PROPERTY

4 The Post Office, Sunderland, City Centre SR1 1BH

■ Available 09/12/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	72
EU Directive 2002/91/EC		

£650 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band C (Students must provide exemption)
- Damage deposit (5 weeks rent) £750.00

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PRS Property Redress Scheme

Available 09/12/2025

Notably spacious, ground floor one apartment situated in the heart of the conservation area of Sunnyside within this award winning development. Internally the accommodation briefly comprises; communal entrance, reception hallway, open plan living room with space for lounge and dining purposes into fitted contemporary kitchen, spacious double bedroom and bathroom/WC with mains shower fitting. Modern features include electric heating, spot lighting, incorporated kitchen appliances, video entrance phone and alarm. An ideal City residence.

Council Tax Band C (Students must provide exemption)

Damage deposit (5 weeks rent) £750.00

Communal Entrance

Accessed via entrance phone system. Leading to

Reception Hallway

Providing access to main body of the accommodation with linen press, storage cupboard and into

Open Plan Living Room into Fitted Kitchen

6.65m x 6.73m (21' 10" x 22' 1") (at widest) approximately

LIVING AREA

Providing ample space for lounge and dining purposes also with study area and spacious incorporated storage cupboard. Other features include spot lighting, double doors to side access, satellite television access, telephone point and open to

KITCHEN AREA

2.62m x 4.83m (8' 7" x 15' 10") approximately
Fitted with a comprehensive range of white units to wall and base with brushed steel furniture including a centrally located separate cooking island with halogen hob, electric oven and ceiling suspended glass and brushed steel filter hood. Situated to the wall is a horse shoe of further storage units and work surfaces incorporating washer dryer, dishwasher and separate fridge freezer. Other benefits include tiled splash backs, spot lighting and ceiling mounted extractor.

Bedroom

4.01m x 4.17m (13' 2" x 13' 8") approximately
A highly substantial double bedroom with telephone point and television aerial point.

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 ceramic floor tiling, wall tiling to part, heated towel rail, spot lighting, shaving socket and extractor to ceiling.