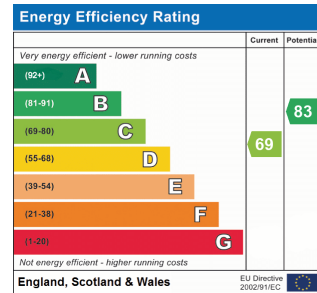




hackett
PROPERTY

10 Grafton Street, Sunderland, Tyne and Wear SR4 6BJ

■ STYLISH FURNISHED FAMILY HOME



£1,100 pcm



2 Bathrooms



4 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £1384.61 (5 weeks rent)

12a Frederick Street,
Sunderland, SR1 1NA

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Available now !

A stylishly finished four bedroom, furnished, luxury family house situated in a residential street with easy access to the city centre, Royal hospital and University.

Internally the accommodation lies over two floors and has been tastefully considered throughout.

The accommodation briefly comprises: ground floor - sitting room, dining room, breakfasting kitchen and shower room/ toilet. At first floor there are four bedrooms (three are double) and a large bathroom and toilet. Externally there is a yard to rear with roller shutter.

Modern features include gas central heating, double glazing and kitchen appliances.

A super family home.

Council Tax Band A (students must provide an exemption)

Damage Deposit £1384.61 (5 weeks rent)

Agents Note

The house is only available to rent to family tenants/no sharers.

Accommodation

Ground floor entrance into:

Dining Room

3.95m x 3.51m (13' 0" x 11' 6") approximately
A large dining room accessing the ground floor accommodation.

Sitting Room

6.28m x 4.58m (20' 7" x 15' 0") approximately
With double windows maximising natural light, open staircase to first floor and lots of space for lounge purposes.

Breakfast Kitchen

4.35m x 3.45m (14' 3" x 11' 4") approximately
Fitted with a white range of units to wall and base with laminated work surfaces over incorporating a halogen electric hob and oven under and drainage sink. Other features include a dishwasher, filter hood, breakfast table, vinyl flooring, rear access, tiled splash backs, extractor, spot lighting and larder fridge freezer.

Shower Room & Toilet

Fitted with a separate shower unit, toilet, sink, vinyl flooring, washing machine, extractor and chrome radiator.

First Floor Landing

With storage cupboard and leading to remaining accommodation.

Bedroom One

4.51m x 3.37m (14' 10" x 11' 1") approximately
A large double bedroom with walk-in wardrobe.

Bedroom Two

4.45m x 3.27m (14' 7" x 10' 9") approximately
A double bedroom.

Bedroom Three

2.78m x 2.57m (9' 1" x 8' 5") approximately
A double bedroom.

Bedroom Four

3.60m x 2.45m (11' 10" x 8' 0") approximately
A single bedroom.

Dressing Hallway

Leading to the main bathroom.

Bathroom & Toilet

3.14m x 2.27m (10' 4" x 7' 5") approximately
Fitted with a white three piece suit with toilet, sink and bath with shower fitting and screen. Other benefits include vinyl flooring, extractor, storage and chrome radiator.

Yard

Located to rear with a roller shutter gate from the rear lane.