



£475 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £548.07 (5 weeks rent)

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



A superbly presented, furnished, one bedroom, single occupancy flat on raised ground floor, enjoying elevated front views.

Notably light, this excellent property includes a private entrance hall, open plan living room into fitted kitchen, single bedroom with storage and shower room with toilet.

Externally there is an open courtyard offering unallocated space for off street car parking.

Modern features include kitchen appliances, intercom and electric heating.

In very good condition and ready immediately.

Council Tax Band A (students must provide an exemption)

Damage Deposit £548.07 (5 weeks rent)

Agents Note

Bills are not included.

Accommodation

Communal entrance and hallway leading to private entrance door.

Hallway

Accessing the accommodation.

Living Room & Kitchen

4.32m x 3.02m (14' 2" x 9' 11") approximately

Living area :
Into a bay window and overlooking the front from an elevated aspect. Ideal for lounge purposes.

Kitchen area:
Fitted with a range of units with brushed steel furniture and laminated work surfaces over including a stainless steel drainage sink. Other benefits include an electric cooker with oven and hob, fridge with freezer box, washing machine and tiled splash backs.

Bedroom (Single)

2.03m x 2.32m (6' 8" x 7' 7") approximately
A single bedroom with single bed and storage, overlooking the front elevation.

Shower Room & Toilet

Fitted with a shower unit and electric shower, toilet and sink. Other benefits include vinyl flooring and extractor.

Courtyard (Front)

With open access and unallocated space for the parking of one car.