



**hackett**  
PROPERTY

4, 12 Railway Terrace, Sunderland, Tyne and Wear SR4  
OPEN  
▪ FIRST FLOOR APARTMENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**£625 pcm**



1 Bathroom



1 Bedroom

## PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £721.15 (5 weeks rent)

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Sunderland, SR1 1NA

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rightmove Zoopla OnTheMarket.com



Exceptionally furnished, former Airbnb, first floor one bedroom apartment perfect for tenants wanting a finished home.

Located in South Hylton, close to local shops and the metro station and A19.

Internally the property comprises a communal hallway, excellent living room open into a fully equipped kitchen area, double bedroom, bathroom with shower fitting and toilet. On street parking is available to the front.

Features of note include gas fired central heating, double glazing, 50" TV, appliances, and Wifi.

Viewing is essential!

Council Tax Band A (students must provide an exemption)

Damage Deposit £721.15 (5 weeks rent)

### Agents Note

Please note that the TV license is not included and if the tenant wants to keep the TV then the Liability for the license is theirs. Otherwise the tv can be removed.

### Accommodation

#### Communal Entrance

Hallway with stairs to first floor leading to private entrance.

#### Open Plan Living Room & Kitchen

5.97m x 2.76m (19' 7" x 9' 1") approximately  
Ideal for lounge purposes With double doors to rear yard.

The kitchen is Fitted with a range of Modern white high gloss units to wall and base with work benches, four ring gas hob, oven, filter hood, sink, washing machine, fridge with freezer box, free standing small appliances, spot lighting, vinyl flooring and window.

#### Bedroom

3.18m x 2.75m (10' 5" x 9' 0") approximately  
A well proportioned double bedroom with good storage.

### Bathroom & Toilet

With white three piece suite, including: bath, toilet, sink, vinyl floor, shower attachment, spot lighting and extractor.

### Rear Yard

With bin access.