



hackett
PROPERTY

3 142 High Street West, City Centre Sunderland, SR1 1UN
■ AVAILABLE 08/09/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

£525 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Damage Deposit £605.77 (5 weeks rent)
- Council Tax Band A (students must provide an exemption)

SPACIOUS STUDIO APARTMENT

12a Frederick Street,
Sunderland, SR1 1NA

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www.hackettproperty.com



rightmove

Zoopla

OnTheMarket.com



PRS Property Redress Scheme

AVAILABLE 08/09/2025

Immaculate, furnished, spacious studio apartment enjoying city centre location and excellent access to both university campuses. The studio is presented immaculately throughout with modern specification including fitted kitchen with appliances, electric heating, satellite television access, double glazing and entrance phone system. Ideal for students and working people. Furnished.

Council Tax Band A (students must provide an exemption)

Damage Deposit £605.77 (5 weeks rent)

Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Communal Entrance

Accessed via entrance phone system with stairs to third floor. Leading through to:

Open Plan Studio

LIVING/KITCHEN AREA (Front)

14' 10" x 9' 9" (4.52m x 2.96m) approximately

Overlooking the predominantly Southerly front elevations therefore enjoying a great deal of natural light, providing ample space for lounge and dining purposes. Features include communal satellite dish, telephone point and open to a fitted kitchen area equipped with a contemporary range of white high gloss units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome monobloc tap fitting and four ring halogen hob with electric oven and brushed steel filter hood over. Other benefits include tiled splash backs with decorative border, washer dryer, integrated fridge and vinyl flooring.

Bedroom Area

BEDROOM AREA

Well proportioned double bed area with wall mounted convector heater and door into:

Shower Room/WC

Fitted with a separate shower unit including electric shower fitting, white pedestal hand basin with chrome monobloc tap fitting and low level WC. Other benefits include vinyl flooring, part wall tiling, wall mounted blow heater and extractor to ceiling.