



**hackett**  
PROPERTY

**1 ROOM 18 Norfolk Street, Sunnyside  
Gardens Sunderland, SR1 1EA**  
▪ Damage Deposit (5 Weeks Rent) - £519.23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(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		

**£450 pcm**



1 Bathrooms



1 Bedroom

## PROPERTY FEATURES

- Council Tax Band B (students must provide an exemption)
- Luxury Furnishings Throughout.

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PRS Property Redress Scheme

AVAILABLE NOW!

Spacious one bedroom room in four bedroom duplex furnished all new apartment situated on the picturesque Sunnyside Gardens within close proximity of the City Centre and excellent access to either City or St Peter's University Campus. Internally, the accommodation briefly comprises, entrance hall, open plan living room into contemporary fitted kitchen, four double bedrooms, one with en-suite shower room/WC, shower room/WC and guest toilet. Lower floor comprises: two further receptions, ideal for study or games room purposes, laundry area with double washer and double drier facility, shower room/WC with shower and shower room/WC. All bills included, modern specification throughout including gas central heating and double glazing. Perfect for students wishing a luxury City Centre residence. Available NOW!

Students Only.

Council Tax Band B

Damage Deposit £519.23 (5 weeks rent)

**Communal Entrance**

accessed via entrance phone system into private entrance.

**Reception Hallway**

providing access to the main body of the ground floor accommodation leading directly through to:

**Open Plan Living Room/Diner/Fitted Kitchen**  
7.24m x 4.42m (23' 9" x 14' 6") approximately.

**Living Area**

With three sofas, laminate flooring, storage facilities, two radiators, entrance phone system and open to:

**Kitchen Area**

with comprehensive range of contemporary walnut style laminate units to wall and base with brushed steel furniture and large breakfast bar, other benefits include halogen hob, electric oven, extractor, side window, larger fridge freezer with water dispenser, secondary fridge and continuation of the laminate flooring.

**Bedroom**

Bedroom with double bed, work station, excellent storage and radiator.

**Rear Hallway**

accessing remaining bedroom accommodation and with radiator

**Rear Stairs**

with rear access door, feature lighting, radiator and door into:

**Reception Two/Games Room**

3.46m x 3.11m (11' 4" x 10' 2") approximately, with feature spot-lighting, recess lighting and radiator. an ideal room for games or study purposes.

**Reception Three/Study/Games Room**

3.02m x 3.26m (9' 11" x 10' 8") approximately, used as a games or study room with recess feature spot lighting, further spot-lighting storage and radiator.

**Shower Room**

fitted with a mains operated separate shower unit with chrome fitting, low level WC and pedestal hand basin. Other benefits include, floor tiling, part wall tiling, mirror fronted toiletry storage cabinet, extractor fan and radiator.

**Laundry Area**

a open but spacious area fitted with two washing machines and two further tumble driers over all free to use together with