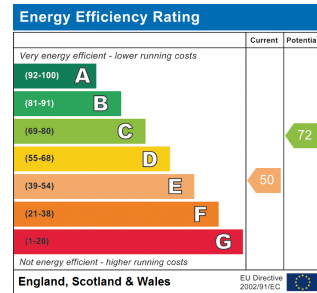




hackett
PROPERTY

Room 2 122 Hylton Road, Nr City Campus SUNDERLAND SR4 7XT
▪ Council Tax Band A



£450 pcm



1 Bathroom



1 Bedroom

PROPERTY FEATURES

- Bills and Wifi inclusive
- Located close to University City Campus.
- Double glazing, gas heating, modern

12a Frederick Street,
Sunderland, SR1 1NA

01915109950

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AVAILABLE 26/09/2024

ENSUITE ROOM IN LUXURY STUDENT HOUSE WITH FIVE BEDROOMS AND FIVE BATHROOMS. BOOK YOUR VIEWING NOW

- Bills and Wifi inclusive
- Opposite Metro Station and Super Market
- Located close to University City Campus.
- Furnished five bedroom property
- Double glazing, gas heating, modern specification
- STUDENT ACCOMMODATION ONLY

Council Tax Band A

Damage Deposit £519.23 (5 weeks rent)

Entrance

UPVC entrance door accessed via entrance phone system to each bedroom.

Hallway

Reception hallway providing access to ground and first floor accommodation with radiator and door leading into:

Living Area

3.00m x 3.82m (9' 10" x 12' 6") (at widest) approx

Living room for use by residents and guests with associated brand new furniture and wall mounted flat screen television (to be fitted). Features include telephone point, entrance phone, radiator and door leading to:

Laundry

2.84m x 1.59m (9' 4" x 5' 3") approx

Utility space fitted with base units and stone effect laminated roll top work surfaces over incorporating a stainless steel drainage sink with chrome mono bloc tap fitting, separate storage cupboard, vinyl flooring, freestanding microwave and fridge, washing machine, tumble dryer and radiator.

Bedroom

3.75m x 2.74m (12' 4" x 9') approx

A ground floor double bedroom with entrance phone, television aerial point, telephone point and radiator. Included is a light oak style desk with drawers to side and chair, desk lamp and waste bin. Also furnished with a large double wardrobe in light oak providing excellent hanging and shelving space and a double bed with headboard. Venetian blind to window.

Shower Room

Equipped with a white two piece suite including low level WC and pedestal hand basin. Separate shower unit with chrome fitting, tiled splash backs, vinyl floor covering, extractor to ceiling and ladder radiator.

Kitchen

3.65m x 1.81m (12' x 5' 11") approx

Kitchen fitted with a comprehensive range of individually locked units to wall and base ideal for student use, finished in a light oak style with brushed steel furniture and with stone effect laminated roll top work surfaces incorporating a stainless steel drainage sink with chrome mono bloc tap fitting and four ring brushed steel electric hob with electric oven and brushed steel filter hood over. Other benefits include vinyl flooring, American style fridge freezer with ice and cold water dispenser and radiator.