



hackett
PROPERTY

Apartment B, 25 Elmwood Street, Thornhill Sunderland,
SR2 7JJ
▪ Beautifully presented duplex apartment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

£800 pcm



2 Bathroom



3 Bedrooms

PROPERTY FEATURES

- Three double bedrooms
- Living room and kitchen/diner
- Furnished, modern specification

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PRS Property Redress Scheme

Available Now

Stunning three bedroom furnished duplex apartment situated in a popular residential street within easy reach of the city centre, city university campus and local metro station. Internally the apartment is beautifully presented throughout, with accommodation briefly comprising; communal entrance, entrance hallway and stairs to first and second floor accommodation, sitting room fitted kitchen/diner, three double bedrooms, bathroom/WC with shower and shower/WC. Modern features include UPVC double glazing, gas central heating and cable television access. Viewing Essential.

Council Tax Band A

Damage deposit (5 weeks) 923.07

First Floor

Entrance Hallway/Staircase

With stairs to first and second floor accommodation. Features include balustrade with newel posts, velux window, cornice, dado rail and door leading to first floor accommodation and;

Inner Hallway
accessing

Fitted Kitchen/Diner

10' 2" x 13' 5" (3.09m x 4.10m) approximately, Fitted with a modern range of matt white shaker style units to wall and base with stone effect laminated roll top work surfaces over incorporating a stainless steel one and a half basin drainage sink with chrome mono-bloc tap fitting, four ring brushed steel gas hob with electric oven and filter hood over, free standing Lada fridge and freezer, splash backs, part vinyl flooring, door leading to fire exit, spotlighting, radiator, plumbing for appliances and dining table and chairs.

Bedroom One (Front)

14' 6" x 10' 6" (4.43m x 3.20m) narrowing to 6'1" (1.87m) approximately, Superbly proportioned double bedroom with integrated wardrobe, hand basin and splash backs, moulded cornice, cable television access point, spotlighting and radiator.

Bedroom Two (Front)

11' 4" x 10' 2" (3.46m x 3.10m) approximately, Well proportioned double bedroom with integrated wardrobe, spotlighting, hand basin with splash backs, moulded cornice and radiator.

Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and paneled bath over which there is a Florida electric shower fitting and shower curtain. Other benefits include vinyl panelling to walls, vinyl flooring, extractor to ceiling and ladder and heated towel rail.

Second Floor

Second Floor Landing

Leading through to

Living Room

18' 11" x 15' 9" (5.76m x 4.81m) approximately, (at widest)

Into a Dorma window, overlooking the predominantly westerly front elevations therefore enjoying considerable afternoon sunshine, charming warm with integrated storage cupboards, traditionally styled electric fire with mantelpiece and hearth surround, television aerial points and radiator.

Bedroom Three (Rear)

10' 3" x 11' 5" (3.13m x 3.48m) approximately, Well proportioned double bedroom with oversized window, enjoying attractive aspects across the adjacent roof tops, with hand basin and splash backs, moulded cornice, integrated wardrobe, spot lighting and radiator.

Shower Room/WC

Fitted with a cream two piece suite including low level WC and hand basin the room also benefits a separate shower unit with Aqualisa