



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E	59	74
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

£525 pcm

2 Bathroom

2 Bedrooms

PROPERTY FEATURES

- Two Bedroom, Two Bathrooms
- Modern Specification Throughout
- First and Second Floors, Unfurnished.

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Spacious two bedroom/two bathroom unfurnished duplex modern luxury apartment situated across first and second floors situated in Sunnyside, perfect for the City Centre and students wishing to access either university campuses. Internally, the accommodation is presented to a high standard throughout with modern features including, gas central heating, double glazing, fitted contemporary kitchen with integrated appliances and shower facility. The accommodation briefly comprises: ground floor: private off street entrance into hallway with storage cupboard and stairs to first and second floors, First Floor Comprises: spacious open plan living room into fitted kitchen and satellite television socket, bedroom one with en-suite bathroom/WC. Second Floor Comprises: double bedroom two with en-suite bathroom/WC. Ideal for students and working professionals.

Council Tax Band A (students must provide an exemption)

Damage Deposit £778.84 (5 weeks rent)

Ground Floor

Private Entrance Door
into

Reception Hallway

with stairs to first and second floors including radiators and under stair storage, walk in cupboard, coat hangers and velux window to second floor.

First Floor

Open Plan Living Room/Fitted Kitchen

6.23m x 4.57m (20' 5" x 15') approximately, Living Area - a notably spacious room with over-sized window and feature fireplace with electric stove fitting. Other benefits include, television aerial point, radiator and open to: Kitchen Area - fitted with a contemporary range of timber style laminate units to wall and base with brushed steel furniture and black granite style laminated roll top work surfaces over incorporating a one and a half basin drainage sink with chrome mixer tap and four ring gas brushed steel hob with electric oven under and filter hood over. Other benefits include, ceramic floor tiling, tiled splash-backs, freestanding larder fridge and separate freezer and washer-drier.

Bedroom One

4.34m x 2.54m (14' 3" x 8' 4") approximately, excellent double bedroom overlooking rear elevation with walk in wardrobe, telephone point and radiator.

En-Suite Bathroom/WC

Fitted with a white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there a chrome shower fitting and shower screen, other benefits include, ceramic floor tiling, part wall tiling, wall mounted mirror, window with obscure glass and radiator.

Second Floor

Bedroom Two

7.39m x 3.75m (24' 3" x 12' 4") approximately, (at widest) into a dormer window with velux window to rear maximising natural light a wonderfully spacious double bedroom with exposed feature ceiling beam, two radiators and door into:

En-Suite Bathroom/WC

Fitted with a white three piece suite including low level WC, pedestal hand basin, paneled bath with chrome furniture, over the bath there is a glass shower screen and chrome shower fitting. Other benefits include, ceramic floor tiling, ceramic wall tiling, velux window, wall mounted mirror and radiator.