



**hackett**  
PROPERTY

Room 5 128 Roker Avenue, Roker Sunderland, SR6 0HL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	67
(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		

£505 pcm



1 Bedroom

PROPERTY FEATURES

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

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www.hackettproperty.com



rightmove

Zoopla

onTheMarket.com



PRS Property Redress Scheme

AVAILABLE 12/08/2024

FANTASTIC STUDIO ROOM WITHIN THIS EIGHT BEDROOM HOUSE WITH BILLS AND COUNCIL TAX INCLUDED

Spacious studio room in eight bedroom house available for professionals and students.

- \* Spacious Studio in house share
- \* Flexible tenancy terms
- \* Bills and Wifi Included (and council tax)
- \* Perfect location close to metro, beach, Sunderland University and to city centre

Council Tax Band B

Damage Deposit (5 Weeks Rent) £582.69

To book a viewing contact Hackett Property on 01915109950.

### Entrance

With door leading into main hallway with stairs to all floors and corridor leading to rear and;

### Communal Living Room

5.88m x 2.98m (19' 3" x 9' 9")

With spacious seating area, double breakfast bars, two free standing fridge freezers and additional freezer. Open archway to:

### Kitchen

2.22m x 2.53m (7' 3" x 8' 4") Including units

With maple style laminate units to wall and base, brushed steel door furniture and work surfaces. Sink with mixer tap. Washing machine, tumble dryer, splash backs, four ring gas hob with cooker and extractor hood. Window to the rear.

### Room 5 (Front)

Studio room with double bed, arm chair, desk and chair, bedside drawers, wardrobe. Kitchen area with work bench, stainless steel sink, mixer tap, base storage unit and fridge. Door leading into Ensuite

### Ensuite Shower Room

With Shower cubicle, wc and wash hand basin, extractor and spot lighting. Vanity cupboard with mirror.

### Externally

Rear yard with bin store, roller shutter door and outside tap.