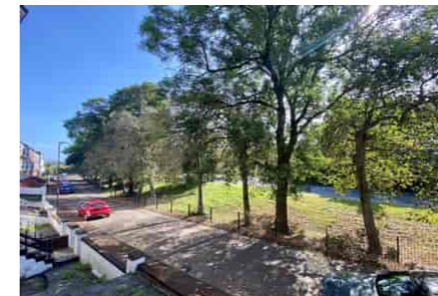




5 Summerhill, Sunderland, Tyne and Wear SR2 7NX

INVESTMENT OPPORTUNITY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
	66	80

England, Scotland & Wales EU Directive 2002/91/EC

£289,950

4 Bathrooms

5 Bedrooms

PROPERTY FEATURES

- Council Tax Band A, Tenure - Freehold
- Three One Bedroom & A Two Bedroom Apartment

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INVESTMENT OPPORTUNITY

South facing Victorian terrace with an open and tree lined front aspect. The property comprises three one bedroom apartments & a two bedroom apartment all of which are currently let. Located only moments from the University Metro station and under five minutes walk from City University Campus, the Murray library, Park Lane bus terminus and Sunderland City centre itself.

Accommodation**Apartment 1**

Superbly spacious and newly refurbished one bedroom apartment offering fantastic living space over lower ground and ground floors.

Private Entrance

Into

Entrance Lobby

With secondary door into:

Hallway

Accessing main accommodation, with large under stair storage.

Living Room (Front)

16' 8" x 13' 6" (5.08m x 4.12m) approximately

Into a bay window, maximising natural light this spacious room features a decorative fireplace. Ideal for lounge and entertaining purposes.

Bedroom

15' 3" x 13' 6" (4.65m x 4.11m) approximately

An excellent double bedroom with patio doors to rear

Breakfasting Kitchen

10' 2" x 11' 3" (3.10m x 3.43m) approximately

With space for table, fitted with range of white units to base with electric hob, oven and appliances. Other benefits include tiled splash backs, side window, laminate work surfaces with sink and vinyl flooring.

Shower Room/WC

With separate shower unit, toilet and sink. Other benefits include, a window, floor and part wall tiling.

Rear Patio

Accessed via bedroom, a small area leading to a communal yard.

Currently let at £570 PCM

Apartment 2

Superb one bedroom apartment.

Entrance

Living Room

Kitchen

Bedroom

Bathroom

Currently let at £570 PCM

Apartment 3

Overlooking a bank of trees this contemporary, two bedroom first floor apartment. Internally neutral decor maximises natural light while modern features include electric heating, kitchen appliances, double glazing and oversized shower. Externally to the rear is a private balcony ideal for warmer summer months.

In great condition and in a super location.

Communal entrance:

With stairs to first floor level.

Hallway:

Accessing the accommodation.

Open plan living room and kitchen:

3.97m x 4.46m (13' 0" x 14' 8") Approximately

Living area:

Ideal for lounge and dining , with large double windows, timber effect floors and open to:

Kitchen area:

Fitted with a white high gloss range of units to wall and base with laminate work surfaces over - incorporating a breakfast bar, electric hob and oven, drainage sink, tiled splash backs, washing machine, laminate floor and brushed steel filter hood.

Bedroom one (rear)

4.43m x 3.00m (14' 6" x 9' 10") Approximately

A well proportioned double bedroom with double doors onto the private balcony.

Bedroom two (front)

3.33m x 2.08m (10' 11" x 6' 10") Approximately

A well proportioned double bedroom.

Shower room:

With an oversized shower unit, sink and toilet. The room also features floor and wall tiling, mirror and extractor fan.

Balcony :

An excellent area ideal for a table and chairs.

Currently let at £710 PCM

Apartment 4

Superb top floor recently refurbished apartment with open living space including lounge and bed areas, separate fitted dining kitchen and shower room/toilet.

Communal Entrance

Accessed on ground floor with stairs leading to private entrance door on second floor.

Lobby

Accessing the accommodation.

Living Room/Bedroom

20' x 11' 10" (6.10m x 3.61m) approximately

Lounge area:

Ideal for relaxing, natural light provided by velux windows. With study area into a dormer window

Bed area:

With double bed and good storage.

Kitchen

9' 9" x 6' 9" (2.98m x 2.07m) approximately

Fitted with a range of white high gloss units to wall and base with brushed steel furniture and laminated work surfaces over, including an electric four ring hob and sink. Other benefits include a full sized oven, filter hood, washing machine, microwave, separate fridge/freezer , aminate floor and velux window.

Shower Room/WC

With a fitted shower unit, tiled floor and wall, toilet, sink and extractor.

Currently let at £475 PCM