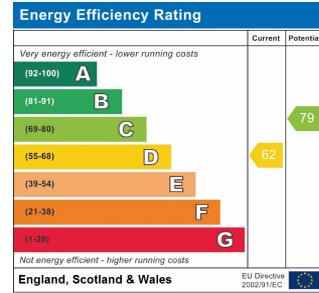




hackett
PROPERTY

20 Biscop House, Sunderland, Villiers Street City Centre
SR1 1ER
TOP FLOOR APARTMENT



£700 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- City Centre location

12a Frederick Street,
Sunderland, SR1 1NA

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Available 09/04/2026

Modern and furnished top floor, notably spacious apartment situated only moments from Sunnyside Gardens and the wide array of benefits that the City Centre has to offer. Offering superbly presented accommodation.

Council Tax Band A (students must provide an exemption)

Damage Deposit £80769 (5 weeks rent)

Agents Note

The landlord has requested a 12 month tenancy, should this tenancy term not meet your needs please let us know as it may be possible to negotiate this. Please note that this cannot be guaranteed.

Communal Entrance

Accessed via entrance phone system with lift or stair access to third floor. Leading to:

Reception Hall

Providing access to main body of the accommodation with incorporated store cupboard, heater and door into:

Open Plan Living Room/Fitted Kitchen

9.14m x 5.00m (30' x 16' 5") approximately

Living Area

Superbly proportioned room with double aspect windows overlooking the City Centre roof tops and predominantly South West elevations. Ideal for both lounge and dining purposes with telephone point, three wall mounted up lights, satellite television access, heater and open to:

Kitchen Area

Fitted with a contemporary range of walnut style laminate units to wall and base with brushed steel furniture and stone effect laminated roll top work surfaces over, incorporating a four ring halogen hob with brushed steel filter hood over and 1½ basin stainless steel drainage sink with chrome monobloc tap fitting. Other benefits include split level oven, larder fridge and separate freezer, dishwasher, washer dryer, tiled splash backs, vinyl flooring and spot lighting.

Bedroom One

4.65m x 2.76m (15' 3" x 9' 1") approximately

Superbly proportioned double bedroom overlooking Southerly elevations with television aerial point and telephone point.

Bedroom Two

2.51m x 4.64m (8' 3" x 15' 3") approximately

With television aerial point, telephone point and heater.

Shower Room/WC

Fitted with a white two piece suite with chrome furniture including low level WC and hand basin. The room also features an oversized separate shower with rain forest shower. Other benefits include part wall tiling, convector heater to wall, shaving side light with socket, vinyl flooring and heated towel rail.

Agents Note

The property is not offered with parking, however tenants may wish to take a council car park permit at their own cost.