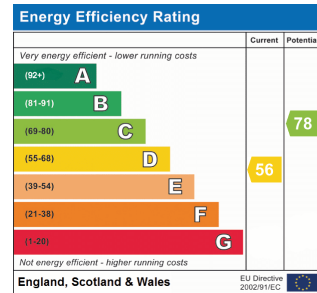




**hackett**  
PROPERTY

7A Foyle Street, Tyne and Wear, Sunnyside Sunderland SR1 1LE

- Stylish two bedroom duplex apartment



£750 pcm



2 Bathroom



2 Bedrooms

### PROPERTY FEATURES

- Situated on first and second floors
- Within a moments walk of the city centre
- Ensuite shower and spacious fitted kitchen

12a Frederick Street,  
Sunderland, SR1 1NA

01915109950

enquiries@hackettproperty.com

www.hackettproperty.com



Available 28/07/2024

Magnificently stylish two bedroom newly converted duplex apartment situated on first and second floors within this Victorian terrace in the heart of the Sunnside conservation area. The accommodation briefly comprises; communal entrance, private reception hallway to first floor, superb drawing room, open plan kitchen/dining room. Second floor comprises; two bedrooms, one with ensuite shower/wc and bathroom/wc. Externally to the rear there is one allocated car parking bay. An elegant city residence.

Council tax Band C

Damage Deposit (5 weeks) £865.38

### Entrance

#### Communal Entrance

With video entry phone system and door leading into private entrance.

### Accommodation

#### Private Entrance Hall

Entrance hall to which entrance is gained via video entrance phone system, a private entrance door at first floor level leads into

#### Reception Landing

A well proportioned reception entrance area with incorporated cupboard, low level lighting, cornice, double panelled radiator and door into

### Living Room

6.30m x 4.88m (20' 8" x 16' ) approximately  
A truly outstanding room with treble windows exemplifying the overall impression of light and space. Features include cherry wood veneer flooring, cornice, two wall mounted up lights, feature arch, television aerial point, telephone point and two double panelled radiators. Double multi paned doors lead directly through to

### Dining Kitchen

4.32m x 4.32m (14' 2" x 14' 2") approximately  
Fitted with a comprehensive range of contemporary styled laminated units to wall and base with brushed steel furniture and laminated roll top work surfaces over incorporating a 1/12 basin stainless steel drainage sink with chrome mono bloc tap fitting and brushed steel four ring gas hob with electric oven and hooded brushed steel extractor fan over. Other features include a centrally located further set of base units with work surfaces over, free standing fridge freezer, washer dryer, breakfast bar, ceramic floor tiling, ample space for a sizeable table ideal for entertaining purposes, low level lighting, wall mounted extractor fan, telephone point and double panelled radiator.

### Second Floor Landing

Second floor landing providing access to second floor accommodation with Velux window, low level lighting and door to

### Bedroom One

4.11m x 3.20m (13' 6" x 10' 6") approximately  
Into a dormer window, a double bedroom with features including television aerial point, telephone point, double panelled radiator and door into

### Ensuite

Equipped with a white suite with chrome furniture including low level wc and pedestal hand basin. The room also features a separate shower unit with electronic red ring electric shower fitting, other features include shaving socket, ceramic floor tiling, wall tiling with decorative border and ladder radiator.

### Bedroom Two

2.15m x 2.51m (10' 1" x 8' 3") approximately