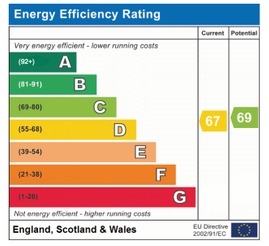
11B Fawcett Street, Sunderland SR1 1SJ

- Council Tax Band B (students must provide an exemption)









£1,500 pcm

3 Bathroom

3 Bedrooms

PROPERTY FEATURES

- THREE BEDROOM APARTMENT (ALL EN-SUITE)
- Bills and Wifi Inclusive

12a Frederick Street,
Sunderland, SR1 1NA

01915109950
enquiries@hackettproperty.com
www.hackettproperty.com

Avaialable Now

3 person occupancy

Furnished three bedroom city centre apartment, each room has an en-suite and toilet and features include flat screen TV, intercom system and full range of kitchen appliances. Bills & Wi-Fi included (except council tax).

Council Band B (students must provide an exemption)

Damage Deposit £1730.76 (5 weeks rent)

EPC rating D

What is included?

Electric, Water, WIFI

Council tax not included - students must provide exempti

Entrance - Communal
Communal entrance accessed using intercom system with communal atrium and turn staircase to first floor giving access to the apartment

Lobby
Has timber effect laminate flooring, and a second door into

Apartment Hallway
Provides access to the main body of the apartment with storage cupboard, timber effect laminate flooring and door into

Living Area
3.88m x 4.71m (12' 9" x 15' 5") (At widest point) Approx

Living Space:
Has double oversized windows maximising natural light, ample seating, flat screen TV, spotlights, wall mounted heater and timber effect laminate flooring

Kitchen Space
Kitchen space is fitted with a modern range of bamboo style laminate units to wall and base with brushed steel door furniture and granite work surfaces incorporating a stainless steel sink with mixer tap attachment and four ring brushed steel electric hob with oven below and filter hood above. Other benefits of the kitchen area include splash backs, larder fridge and freezer, washer/dryer, dishwasher, spotlighting and continuation of the timber effect laminate flooring.

Bedroom
4.72m x 2.69m (15' 6" x 8' 10") Approx

Well proportioned doubled bedroom with front window, timber effect laminate flooring, spot lights and wall mounted mirror. Includes double bed, desk and storage with door leading into:

Shower Room/Toilet
Ensuite shower room fitted with an oversized separate shower unit with chrome shower fitting, also including pedestal wash hand basin with chrome mixer tap attachment, toilet. Also includes timber effect vinyl flooring, wall tiling, spot lighting, wall mounted mirror and extractor.

Bedroom
Approx 6.44m x 4.23m (21' 2" x 13' 11") Narrowing to 1.21m

Well proportioned double bedroom with window to atrium, timber effect laminate flooring, spot lighting and wall mounted mirror. Double bed, desk and storage wall mounted heater.

Shower Room/Toilet
Ensuite fitted with an oversized separate shower until with chrome shower fitting, pedestal wash hand basin and toilet. Other benefits include timber effect vinyl flooring, wall tiling, spot lighting and wall mounted heater extractor.

Bedroom
5.07m x 2.72m (16' 8" x 8' 11") Approx

Superbly presented double bedroom with work station, double bed, excellent storage facilities. Other benefits include timber effect laminate flooring, air flow system, window to central atrium, tv Aeriel point and wall mounted heater.

Shower Room/Toilet
Ensuite fitted with an oversized separate shower unit with chrome shower fitting, low level w.c and hand basin with chrome mixer tap attachment Other benefits include timber effect vinyl flooring, wall mounted mirror, wall tiling, extractor and spotlighting.

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