



# Room 5

£550 pcm

Ensuite rooms, City Centre

## Description

✦✦ Modern Ensuite & Double Rooms in 7-Bed Co-Living Home – Sunderland SR1 1NA

Beautifully presented and well-located, this stylish 7-bedroom co-living home on Frederick Street, Sunderland offers high-quality accommodation for professionals and mature students. With 5 ensuite rooms and 2 rooms sharing one shower, it's perfect for those seeking comfort, convenience, and community — all with bills included.

## 🏠 The House

Spacious 7-bedroom professional HMO

Professionally managed with regular safety checks and maintenance support

Communal lounge area with comfortable seating and TV

Modern kitchen with washer, dryer, fridge freezers, and plenty of storage

Fortnightly professional cleaning of communal areas

Complimentary high-speed WiFi



All bills included (fair use policy applies)

### The Rooms

Each room is fully furnished with:

Double bed, wardrobe, drawers, and bedside cabinet

Blinds or curtains fitted

5 rooms feature private ensuite bathrooms

2 rooms share a modern shower room

Neutral décor and homely touches throughout

### Available Rooms & Rents:

Room 5 – £550 pcm (Ensuite)

Deposit: £300 (protected in a government-approved scheme)

Holding fee: 1 week's rent (deducted from first month's rent if tenancy proceeds)

Tenancy: Assured Shorthold Tenancy, 6-month initial term

Furnishing: Fully furnished rooms and communal spaces

### Location

Situated on Frederick Street (SR1 1NA), right in the heart of Sunderland City Centre — close to:

University of Sunderland campuses

Shops, cafes, restaurants, and nightlife

Sunderland Metro and main bus routes

## Sunderland Royal Hospital

 Find it on What3Words:

<https://w3w.co/brass.crib.curry>  
///brass.crib.curry

This what3words address refers to a 3 metre square location. Tap the link or enter the 3 words into the free what3words app to find it.

### Housemates

A friendly, respectful mix of working professionals and mature students who enjoy relaxed, clean, and sociable living.

### Important Information

Council Tax Band: C (paid by the landlord)

EPC Rating: C (Current / Potential )

Utilities: Gas, electricity, water, council tax, and WiFi included

Smoking: Not permitted indoors

Pets: Not permitted without written consent

Tenants are responsible for their own contents insurance

### Viewings

 Contact Rooms To Let North East today to arrange your viewing and secure your next home in central Sunderland.

We also offer apartments, studios, and long-term family homes across the North East — register today to stay updated on new listings!

Council Tax Band: C

Deposit: £300

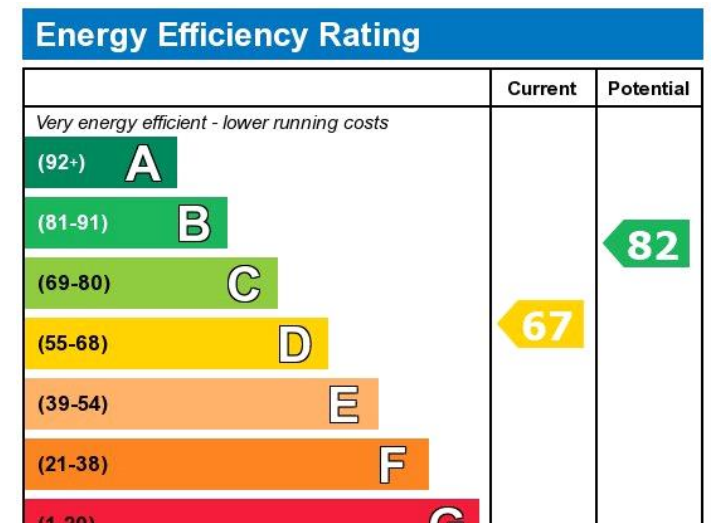
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable



Viewing by appointment only  
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