



MICHAEL HODGSON

estate agents & chartered surveyors

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ROTHERFIELD SQUARE, SUNDERLAND £185,000

LAST REMAINING PLOTS - NEW BUILD - CURRENTLY UNDER CONSTRUCTION - The property when completed will comprise of a 3 bedroom end link house situated on Rotherfield Square in Rehouse offering a superb location providing convenient access to shops, amenities as well as excellent transport links via the A1231 to Sunderland City Centre and the A19. The property itself when completed will briefly comprise of: Entrance Lobby, Lounge, Kitchen / Dining Room, Store, Rear Lobby, WC and to the First Floor, Landing, 3 Bedrooms, Bathroom and En Suite. Externally there will be parking to the front elevation and a rear garden.

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|-----------------------|---------------------|
| NEW BUILD HOUSE | END LINK |
| 3 BEDROOMS | LOUNGE |
| KITCHEN / DINING ROOM | BATHROOM & EN SUITE |
| EXCELLENT PROPERTY | EPC RATING: B |



ROTHERFIELD SQUARE, SUNDERLAND

£185,000

Entrance Vestibule
Radiator, leading to:

Living Room
16'2" x 12'11"
The living room has a double glazed window to the front elevation, radiator, high level aerial and power socket

Kitchen / Breakfast
16'2" max x 14'2" max
The kitchen has a new comprehensive range of floor and wall units, electric hob with extractor over, electric oven, cupboard with wall mounted gas boiler, integrated fridge, freezer and dishwasher, laminate floor, radiator, stairs to the first floor, recessed spot lighting, double glazed French doors opening to the rear garden, cupboard under stairs

Utility Area
Recessed spot lighting

WC
White suite comprising low level wc, wall hung wash hand basin with mixer tap, double glazed window, radiator, extractor

First Floor
Landing, storage cupboard

Bedroom 1
11'7" x 9'2"
Front facing, double glazed window, radiator, high level power socket and aerial port

En Suite
White suite comprising low level wc, pedestal basin with mixer tap, chrome towel radiator, recessed spot lighting, extractor, shower cubicle with tiled splash back

Bedroom 2
9'2" x 11'8"
Rear facing, radiator, double glazed window, high level aerial point with power socket

Bedroom 3
6'8" x 8'2"
Front facing, double glazed window, radiator

Bathroom
Modern white suite comprising low level wc, pedestal basin with mixer tap, bath with mixer tap and shower over with tiled splash back, double glazed window, recessed spot lighting, extractor, chrome towel radiator

Externally
Externally there is a front block paved driveway whilst to the rear is a garden with paved patio area

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M I C H A E L H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

