



MICHAEL HODGSON

estate agents & chartered surveyors



MURTON STREET, SUNDERLAND
£500 Per Month

This 1 bedroom ground floor flat is available to rent immediately and is part furnished. The property is situated close to Sunderland City Centre and its array of shops, bars, cafes and amenities. The property provides ready to move into accommodation. The living space briefly comprises of; Living Room, 1 Bedroom, Kitchen / Dining Room and Bathroom. Externally there is parking to the front of the building. Viewing is advised.

Flat

1 Bedroom

Kitchen / Dining Room

Viewing Advised

Ground Floor

Living Room

Part Furnished

EPC Rating:



MURTON STREET, SUNDERLAND

£500 Per Month

Living Room

13'3" x 11'9"

Double glazed window, radiator.

Inner Hall

Radiator

Bedroom

12'0" max x 11'7" max

Double glazed bay window, radiator.

Kitchen/Dining Room

12'2" x 9'7"

The kitchen has a range of floor and wall units, tiled splashback, plumbed for washer, stainless steel sink and drainer with mixer tap, radiator, double glazed window, wall mounted gas central heating boiler.

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with mixer tap and shower attachment, radiator.

Externally

There is parking provision to the front driveway

COUNCIL TAX

The Council Tax Band is Band A.

MICHAEL HODGSON

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1. The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

