



MICHAEL HODGSON

estate agents & chartered surveyors

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## MURTON STREET, SUNDERLAND £475 Per Month

TO LET - PART FURNISHED - CLOSE TO CITY CENTRE - This 1 bedroom lower ground floor basement flat is available to rent immediately. The property is situated close to Sunderland City Centre on Murton Street and its array of shops, bars, cafes and amenities. The property briefly comprises of; Inner Hall Living Room / Kitchen, Bedroom and a Shower Room. Externally there is courtyard parking to the front of the building. Viewing is advised. The flat is part furnished.

Flat

1 Bedroom

Shower Room

Part Furnished

Lower Ground Floor /  
Basement

Living Room / Kitchen

Close to City Centre

EPC Rating: C



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### Entrance Hall

### Living Room/Kitchen

13'10" x 11'4"

Open plan living room/kitchen having a double glazed window to the front elevation, night storage heater. The kitchen has a range of floor and wall units, tiled splashback, space for a freestanding cooker, plumbed for washer, stainless steel sink and drainer with mixer.

### Bedroom

11'2" x 7'6"

Double glazed window, night storage heater.

### Shower Room

White suite comprising of a low level WC, wall hung wash hand with mixer tap, shower cubicle with electric shower.

### COUNCIL TAX

The Council Tax Band is Band A.

# M I C H A E L   H O D G S O N

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